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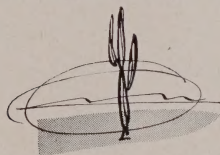
A History of
CHANDLER, ARIZONA
1912 - 1953

by
ROBERT CONWAY STEVENS

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A thesis submitted to the faculty of the Department of History in partial fulfillment of the requirements for the degree of Master of Arts in the Graduate College, University of Arizona.

Reynolds-Borbeck H. 400 11-13-67 3156 p. 4629



Plate I.—Dr. A. J. Chandler (From the Portrait by Fritz Werner)
Photograph by Carpenter Studios
Photograph courtesy of Marian Chandler

INTRODUCTION

In writing this forty-two-year history, the author has attempted to trace the political, social, and economic development of Chandler, Arizona, and vicinity from the date of the founding of the town in 1912 until the present time. Preceding the history proper is a survey of Indian, Spanish, and early Anglo-American activity in the middle Gila Valley, as well as a summary of the origin and development of the principal irrigation systems in the area.

Chandler is a community of over five thousand situated in the south-eastern part of the Salt River Valley and in the south-central portion of Arizona. The city of Phoenix, seat of Maricopa County and capital of the state, is twenty-three miles northwest. Chandler is located on the main route of the Southern Pacific Railroad and on state highway 87, the shortest and most widely used route between Phoenix and Tucson.

Chandler is the home of the famous San Marcos Hotel, one of the first exclusive resort hotels in the Southwest. Eight miles east of the town is Williams Air Force Base, one of the basic jet pilot training facilities of the United States Air Force.

The Chandler District, which comprises many thousands of acres contiguous to the community, is intensively irrigated and highly productive. A part of the Salt River Project, the district receives its irrigation water from deep wells and from the Salt River, on which several power-generating and water-storage dams have been constructed. Agriculture is the principal economy of the area; cotton, livestock raising and feeding, alfalfa, small grains, and sorghums are the major sources of income. Industry in and near Chandler is that related to agriculture. Owing to the very mild climate, farmers enjoy a twelve-month growing season.

In writing this monograph, the author has been more concerned with the origin and development of institutions than with the accomplishments of individuals. The outstanding exception is Dr. Alexander J. Chandler, the founder of the town, whose notable achievements during the years between 1887 and 1912 have been traced in some detail.

The principal sources of information have been the files of the *Chandler Arizonan*, the official minutes of the town council of Chandler, and interviews with residents of the area. The *Chandler Arizonan* has been especially valuable inasmuch as it has been published continuously since the town was founded. However, it has been found that, particularly during the early years, newspaper accounts about specific events were either incomplete or assumed some basic knowledge on the part of the reader. Therefore, frequent generalizations are included where more exact statements would be more desirable.

ACKNOWLEDGMENTS

The author is indebted to a number of individuals, most of them residents of the Chandler District, who expressed a keen interest in the subject and accordingly gave freely of their time and counsel. The more important of this group include Arthur E. Price, Wilfred G. Austin, R. Lynn Williams, Mrs. A. J. Chandler, and Miss Marian Chandler. Special thanks are also due G. Leonard Jahn, Chandler town clerk, who gave assistance with certain municipal records; the staff of the Department of Agricultural Economics, University of Arizona; and to Dr. Russell C. Ewing, professor of history, University of Arizona, who first suggested the subject and thereafter served as thesis director.

CHAPTER I

THE MIDDLE GILA VALLEY

The southern part of the present state of Arizona is a desert area with flora and fauna characteristic of an arid country. Scattered here and there are short mountain ranges separated by broad valleys. In the lower areas, cacti, mesquite trees, and saltbush abound. Natural inhabitants of the desert include the long-eared jack rabbit, the rattlesnake, and the Gila monster and other species of lizard.

This southern portion is dominated by the Gila River system. The Gila itself originates in New Mexico and flows in a westerly direction across Arizona to a point near Yuma where it empties into the Colorado River. The principal tributary of the Gila is the Salt River, which begins in the White Mountains of eastern Arizona. The Salt flows southwesterly and is joined by Tonto Creek and the Verde River. These three streams then travel together to a point fifteen miles west of Phoenix, where they join the Gila. Midway between the Salt and Gila and thirty miles east of their confluence lies the modern city of Chandler.

It is currently believed by archaeologists that nomadic Indians wandered over Arizona many hundreds of years ago. They were few in number, widely separated, and subsisted on whatever nature, in a somewhat arid mood, supplied—roots, berries, small game, and the seeds of wild grasses. Thus far, only a very few remains of their existence have been found.

The first Indians to dwell permanently in the middle Gila Valley¹ were the Hohokam. Quite probably they began to farm in the area not long after the birth of Christ. Gladwin believes that they were well established here by 750 A.D.² All remains of Hohokam culture have been found in the Gila Valley and its tributaries between Safford and Gila Bend.³

The Hohokam, a modern Pima word meaning The Ancient Ones, lived in single-roomed houses of wattle-and-daub construction. They fashioned pottery of the red-on-buff type, but are probably more famous for their irrigation canals.⁴ Water was supplied to these canals from the Gila⁵ River, which presumably carried more water than at present.

¹The term "Middle Gila Valley" as used herein is that portion which extends from the Casa Grande ruins on the east to the confluence of the Salt and Gila.

²Harold S. Gladwin, "Excavations at Snaketown," *Medallion Papers*, No. XXV (December, 1937), p. 235.

³*Ibid.*, pp. 58, 235.

⁴Hodge reports that "casual observation is sufficient to demonstrate that the ancient inhabitants engaged in agriculture by artificial irrigation to a vast extent." Frederick W. Hodge, "Prehistoric Irrigation in Arizona," *American Anthropologist*, Vol. VI (July, 1893), p. 323.

⁵Variously spelled, during the Spanish period, as Xila, Jila, Hela, etc. The first white men to see the Gila were those on the Coronado expedition of 1540-42. It is now seriously doubted that Marcos de Niza saw it in 1539. Herbert E. Bolton, *Coronado, Knight of Pueblos and Plains*, pp. 35, 108.

There is no evidence to indicate that the climate of southern Arizona has changed much, if at all, in the past two thousand years. It is logical to assume, therefore, that irrigation was as necessary to agriculture by the Hohokam as by present-day farmers.

Sometime before 1200 A.D., these Indians began to build high adobe walls around their village sites, thus creating what are called "compounds." The reason for this was probably the appearance of an enemy, the walls serving as a means of defense.

During the last quarter of the thirteenth century, there was a great drought in northern Arizona, and many of the people there moved south and joined, apparently peacefully, the Hohokam. The influence of these Pueblo newcomers can be seen in the Casa Grande ruins, originally constructed about 1350. Since the central part of Casa Grande was four stories high, it seems obvious that the enemy group was still present and that this tower was used for look-out purposes. The building was also utilized as an apartment house.

For reasons unknown, the Hohokam abandoned their villages in the Gila Valley about 1450. It may be that the land became so waterlogged from centuries of irrigation that it would no longer support the cultivation of crops. Or the enemy group may have overwhelmed them and forced an exodus, although the village sites were apparently brought to ruin more by time and the elements than by man. Owing to their Pueblo connections, some of the group went north and east, while the rest moved south into Papaguería.⁶

The relationship between the Hohokam and the modern Pima Indians has not been definitely established. One theory relates that the Pima are descendents of The Ancient Ones; another states that the two cultures were contemporary but separate, with the Pima on a lower cultural level. Whatever the connection is, the Pima today seem to possess some of the cultural elements attributed to the Hohokam.⁷

The Pima, a name applied to the whole group of Pima-Papago in Mexico and the United States, originally extended from southern Sonora to the Gila Valley. The division of the Pima into two groups, Pima Bajo and Pima Alto, is geographic, not linguistic. Since both belong to the Piman linguistic group, the separation must have taken place in recent times. In Kino's day (1687-1711), there was intercourse between them. In the middle-nineteenth century, however, it was reported that members of one group scarcely knew of the existence of the other.

There is nothing in Pima culture to indicate that they have not been in the middle Gila Valley for a very long time, whatever their relationship with the Hohokam might be. The upper Gila and upper Salt

⁶Land of the Papagos, west of the Tucson Mountains.

⁷Emory quotes one Pima legend regarding their relationship. William H. Emory, "Extract from Report of a Military Reconnaissance Made in 1846 and 1847," *Pacific Railroad Explorations*, Vol. II (33d Cong., 3d sess., *Ex. Doc. No. 91*) pp. 8 f.

valleys have long been held by the Apache, and there is no indication that the Pima ever lived there. Apache pressure, which originated before extant historical accounts were written, has so radically changed the distribution of peoples in the region that it is very difficult today to distinguish between the originally separate groups, that is, the Pima, Sobaipuri, Soba, and Papago.

The first entrance of white men into what is now the state of Arizona occurred in the second quarter of the sixteenth century. These exploratory parties, however, completely skirted the middle Gila country. It was not until a century and a half later that Kino came to Pimería Alta.⁸

The Jesuit priest, Eusebio Kino, first entered Pimería Alta in 1687. For twenty-four years, until his death there in 1711, this remarkable missionary explored the almost unknown area north of his head mission at Dolores. He found one Pima group, at that time called the Gila Pima and today designated as the Gila proper, extending from the general vicinity of the Casa Grande ruins nearly to Gila Bend. Today, for the most part, this group is located on the Gila River Indian Reservation.⁹

Kino, whose activities have been intensively investigated by Herbert E. Bolton,¹⁰ found the Gila Pima carrying on agriculture by means of canal irrigation and centered around the maize-bean-pumpkin complex.¹¹ The settlements in the middle Gila Valley named by Kino were Uturituc, near modern Sacaton, and Sutaquison, later called Vah Ki and then Casa Blanca.¹² Kino also gave us our first written account of the Casa Grande, already in ruins.

Spanish interest in Pimería Alta declined following Kino's death, but was renewed after 1736 by two priests, Ignacio Keller and Jacobo Sedelmayr, who again carried missionary activity into the region. Although Pimería Alta was nominally a part of New Spain, Spanish administration of that area was scarcely felt because of its distance from the seat of government.¹³ The Jesuit and, after 1767, Franciscan mis-

⁸Pimería Alta is a term first used by the Spaniards to denote the area occupied by the upper Pima, that is, from the Altar Valley in Sonora to the Gila.

⁹This reservation established in 1859, was the first of the nineteen now within the state. William H. Kelly, *Indians of the Southwest*, First Annual Report of the Bureau of Ethnic Research, Department of Anthropology, University of Arizona, 1953.

¹⁰Bolton, *Rim of Christendom*; ———, *Padre on Horseback*; ———, *Historical Memoir of Pimería Alta 1683-1711* (a translation of Kino's *Favores Celestiales*).

¹¹Edward F. Castetter and Willis H. Bell, *Pima and Papago Indian Agriculture*, p. 73.

¹²Bolton, *Anza's California Expeditions*, Vol. I, p. 183. Barnes, however, hints that it was further east, near the Casa Grande ruins. Will C. Barnes, "Arizona Place Names" (University of Arizona *Bulletin*, Vol. VI, No. 1 [January 1, 1951]), pp. 79, 466.

¹³For footnote, see page 10.

sionaries were almost completely free in their control over the Indians. The mission was a Spanish frontier institution centered around the conversion and civilization of the heathen Indians. It also served important military and political purposes.¹⁴

The most notable Franciscan in the area was Francisco Garcés,¹⁵ who made four *entradas* to the middle Gila Valley between 1768 and 1774.¹⁶ His fifth *entrada* brought him to Uturituc and Sutaquison¹⁷ in late October, 1775. Juan Bautista de Anza had visited the former in 1774 and estimated the population then at three hundred. Sutaquison had been visited by Kino in 1694, when he had named it Encarnacion.¹⁸ Some success on the part of earlier missionaries seems to have been indicated by Garcés. He says, "Soon as we dismounted they [the Pima] passed from one to another . . . [saluting] us in the name of God, as do all the other Christian Pima."¹⁹ He also indicated their desire for baptism and the surpassing affability and mode of living of the people at Uturituc,²⁰ although Sutaquison seems to have been the most populous of the Pima settlements.²¹

For a half century after Garcés' last journey to the Gila, Pimería Alta was practically forgotten by the white man. War with England and the first whisperings of a coming rebellion in her own American colonies kept Spain's attention elsewhere. The Apache took advantage of this neglect to raid the northern frontier, but the Spanish soldiers in Pimería Alta, though only a handful, were able to beat back the invaders with the aid of the Pima.

Peace in the area lasted from 1790 to 1810. The beginning of the Mexican war of independence saw the withdrawal of the last Spanish troops from Pimería Alta. The Apache and Pima were left alone to

¹⁴New Mexico, which included all of modern Arizona, with the exception of the region south of the Gila, was one of the Interior Provinces of New Spain. In 1787, the Spanish authorities divided the northern provinces into two groups; New Mexico, along with Nueva Vizcaya, Sinaloa, Sonora, Texas, and Upper and Lower California constituted the *Interior Provinces of the West*. Charles F. Coan, *History of New Mexico*, pp. 250 ff.

¹⁶The best work on the Spanish mission is Bolton's "The Mission as a Frontier Institution," *American Historical Review*, Vol. XXIII, No. 1 (October, 1917), pp. 42-61.

¹⁵Garcés' diary of his *entradas* has been translated and copiously footnoted by Elliott Coués. *On the Trail of a Spanish Pioneer, the Diary and Itinerary of Francisco Garcés*. 2 vols.

¹⁶*Ibid.*, Vol. I, p. 103.

¹⁷Coués says that this village "is probably identical with the modern Sacaton . . ." *Ibid.*, p. 88n. Later (*ibid.*, p. 106n), he says that it cannot be exactly located.

¹⁸"A la Primera ranchería que encontró, compuesta de gente Pima, le puso el nombre de Encarnacion, y á la de otras cuatro leguas mas adelante, el de San Andrés." Jose Ortega, *Historia del Nayarit, Sonora, Sinaloa y ambas Californias*, p. 314.

¹⁹Coués, *op. cit.*, Vol. II, p. 103. Later (*ibid.*, p. 446), however, he says that "no vestiges of religion have I found in any of these tribes [the Pima included]."

²⁰*Ibid.*, Vol. I, pp. 103 f.

²¹*Ibid.*, p. 88n.

engage again in bitter warfare. Albert H. Kneale, one-time superintendent at Sacaton (1930-35), explains the inter-tribal rivalry that had long obtained.

Thus they had ever lived, the one tribe [the Pima] building canals, tilling the fields, seeking only the opportunity to possess and enjoy in peace the fruits of their labor; the other [the Apache] hovering about like a band of wolves, taking what they could seize and carry away, and destroying the remainder.

The desire of the Pimas for peace was so strong that they were willing to fight for it. They lived in a constant state of preparedness and it was not always that they came off second best in their contacts with these brigands. Occasionally, they even staged counter raids (*sic*) but the elusive, footloose, homeless Apache offered a poor target as even the United States Army later discovered.

So, possibly, the Apache is somewhat responsible for the intense regard that the Pima has for his homeland. Indians, like the rest of mankind, are inclined to value a possession in proportion to what it cost (*sic*) and the Pimas had always paid dearly for their land.²²

Nor did Mexico, after her independence was assured in 1821, immediately extend effective authority to the Gila. Jurisdiction over Pimería Alta, on paper, changed three times in the first decade. Until 1825, the state of Sonora was bounded on the north by the Gila; from 1825 to 1831, Estado Interno de Occidente, Sonora and Sinaloa combined, included southern Arizona; in 1831, the two states were again separated, and the area up to the Gila was returned to Sonora where it remained until 1853.²³ The area which later became the Chandler District was part of New Mexico until 1847.

Until the 1820's, southern Arizona existed in an economic vacuum, which was due to a lack of commerce with other regions. Agriculture among the Pima was on a strictly subsistence basis and remained so until mid-century. Beyond an occasional visit by such hardy adventurers and "mountain men" as the Patties, Ceran St. Vrain, "Old Bill" Williams, Pauline Weaver, Kit Carson, and Ewing Young, and intermittent wagon trains moving north from Mexico, there was no contact with the outside world. The closest white settlements were at Tucson and Tubac, nearly a hundred miles to the south.

In the 1840's the Gila Valley was the scene of considerable activity on the part of Anglo-Americans. Emory relates his experiences in traveling with Kearny to California in 1846-47.²⁴ The route followed by Philip St. George Cooke²⁵ was later used by travelers moving west to the gold fields of California. H. M. T. Powell's diary of his journey down the Santa Fe Trail and on to California recounts much of Pima activity and the topography of the middle Gila Valley,²⁶ and the offi-

²²*Indian Agent*, p. 392.

²³Hubert H. Bancroft, *History of the North Mexican States and Texas*, Vol. II, pp. 628-646.

²⁴Emory, *op. cit.*

²⁵Cooke, in command of the Mormon Battalion, passed through the Pima villages about six weeks after Emory.

²⁶Powell, *The Santa Fe Trail to California, 1849-1852*.

cial records of the Boundary Survey Commissioners add a little to our knowledge of the region.²⁷

The permanent flow of water over long stretches of its course, together with the friendly Pimas, made the Gila a desirable route to follow from the Rocky Mountains to California. The increased contact with travelers through the area caused the Pima to emerge from their practice of subsistence agriculture, supplying these travelers with the provisions necessary for their continued journey. This provisioning service reached its peak during the Civil War. To supply near-by Fort Breckenridge, the Army purchased large quantities of wheat, corn, beans, and other products.

That trade sprang up between the whites and the Indians is readily apparent, yet there seems to be a difference of opinion as to the manner in which the Pima conducted themselves. Powell says:

Their costumes were various; some with shirt and breech cloth, some with the latter only, but some had good American blankets and some had all kinds of American clothes, which they had bought or stolen from the Emigrants.²⁸

Emory describes the Pima thus:

To us it was a rare sight to be thrown into the midst of a large nation of what are termed wild Indians, surpassing many of the Christian nations in agriculture, little behind them in useful arts, and immeasurably before them in honesty and virtue.²⁹

Neither of these observers was really capable of such sweeping generalizations in such a short period of time. Powell undoubtedly had one type of experience, while Emory had quite another.

Meantime, the Compromise of 1850 had become law, resulting, among other things, in the creation of the Territory of New Mexico, which included all of modern Arizona north of the Gila. That portion to the south of the river was purchased from Mexico in 1853. A decade later the Territory of Arizona was formally established, and, with minor boundary changes, the same area became the forty-eighth state in 1912.

For three years before the opening of the Civil War, the stages of the Butterfield Overland Mail Company passed through the middle Gila Valley. The route followed passed along, and about a mile from, the south side of the river near Sacaton, Casa Blanca, Maricopa Wells, and thence southwest to Gila Bend and on to California. Maricopa Wells had also been an important station on the San Antonio and San Diego Mail line. This same village, seven miles northwest of present Maricopa and twenty-five miles southwest of modern Chandler, was also the site, in 1864, of the first pre-empted land claim in the Territory.³⁰ These transportation companies also purchased food

²⁷John R. Bartlett, *Personal Narrative of Explorations and Incidents in Texas, New Mexico, California, Sonora, and Chihuahua*, 2 vols.

²⁸Powell, *op. cit.*, p. 153.

²⁹Emory, *op. cit.*, p. 10.

³⁰Letter from James M. Barney to the author [Phoenix?], August 25, 1953. Barnes, *op. cit.*, p. 265, quotes Barney incorrectly.

from the Pima. The Butterfield line gratuitously distributed seed and implements among them to encourage the production of wheat.³¹

Stage and mail service across Arizona was suspended during most of the 1860's. After the turmoil of the war had subsided, the lines were re-opened, the principal route being the one Butterfield had adopted.

In 1864 the white settlement closest to the later Chandler region was at Pima Villages, a term used, apparently, to denote the several separate settlements along the middle Gila. The census of that year shows twenty-nine non-Indians residing there.³² Four were women, all unmarried. All of the twenty-nine had lived there a year or less, except one, A. M. White. He was, undoubtedly, the Ami White who, some four years earlier, had erected at Casa Blanca what was probably the first flour mill in the Territory.³³ He was Indian agent for some years beginning in 1863.³⁴

From 1864 to 1890 Arizona was one of the last great Indian battlegrounds of the American frontier. The campaigns carried on by American troops against the Apache were chiefly in the area northeast and east of the middle Gila country. During this period some of the sites now occupied by the larger cities in south-central Arizona were first settled: Florence, 1866; Phoenix, 1868; Tempe, 1870; Mesa, 1878; and Casa Grande, 1880.

The area between the Pima Villages along the Gila and the early settlements along the Salt was still uninhabited, barren desert. Powell's 1849 description of the region no doubt still held true in 1887. He writes:

All our camps are 'dust holes.' We eat dust, drink dust, breathe dust, and sleep in dust! I never was so worn out with dust in my life. It is a serious misery. What this God-forsaken country was made for, I am at a loss to discover.³⁵

The Gila, however, has not remained the same. The channel has gradually become a sandy waste with many winding, constantly shifting subsidiaries and with low-water flow in only a few favored places, mostly due to underground seepage from the Salt or, later, the Roosevelt irrigation project. The river was once bordered by cottonwood, arrow-weed, and tall grass, but these have given way to vegetation of a more xerophytic nature, and the once-existing ponds have disappeared.

The natural barrenness of the region was accentuated by the severe winters of 1885-86 and 1886-87, and by the great drought of 1887. It was when these conditions were at their worst that Dr. A. J. Chandler, founder of the town that bears his name, first came to Arizona.

³¹Roscoe P. Conkling and Margaret B. Conkling, *The Butterfield Overland Mail, 1857-1869*, Vol. II, p. 168.

³²WPA Historical Records Survey. *The 1864 Census of the Territory of Arizona*, pp. v.-vi.

³³Barnes, *op. cit.*, p. 78.

³⁴Conkling, *op. cit.*, pp. 167 f.

³⁵Powell, *op. cit.*, p. 159.

CHAPTER II

THE CHANDLER RANCH

Between 1887, when he first came to Arizona, and 1912, when the town of Chandler was founded, Dr. Chandler became one of the largest landowners in the Salt River Valley.¹ Although he owned some acreage in other parts of the valley, the largest portion of his holdings, nearly 18,000 acres, lay in T. 1 S., R. 5 E. and T. 2 S., R. 5 E. This constituted the Chandler Ranch, a term first used in the early 1890's, at the time Dr. Chandler dug the first of many wells in the area.² The ranch, as such lasted until July 1, 1914.³

Alexander John Chandler was born on July 15, 1859, near Coaticook, Quebec, Canada. He was the fifth of seven children of Joseph and Mary Anne (Lorimer) Chandler, who were natives of Scotland and England, respectively. Joseph Chandler was for many years a Baptist minister in Quebec.

Alexander was educated in the elementary and high schools of his native city and later attended McGill University in Montreal. Then, because the Canadian government gave free tuition to those who would attend, he entered Montreal Veterinary College, an affiliate of McGill University. He worked his way through this institution and graduated *summa cum laude* in 1882 with the degree of Doctor of Veterinary Surgery.

After graduation, he served for a short time as livestock inspector for the Dominion government. Then, in 1882, he moved to Detroit, where he engaged in private practice for a period of five years.⁴

Toward the end of this period, that is, in the spring of 1887, the Arizona Territorial Legislature passed a law, which was shortly to give the young veterinarian the chance he was seeking. This act was the Stock and Sanitary Law, which provided for the establishment of the Live Stock Sanitary Board of Arizona.⁵

Will C. Barnes and C. M. Bruce, two of the first Board Commissioners, seeking to recommend to the governor a man to fill the position of veterinary surgeon for the Territory, traveled to Washington, D.C. The Chief of the Division of Animal Husbandry of the Department of Agriculture recommended Dr. Chandler, whose distinguished practice in Detroit had attracted his attention. When the offer was made to the doctor, he accepted, much to the commis-

¹"List of Taxpayers, Maricopa County, Arizona, 1896." Compiled by F. T. Pomeroy.

²The first well was apparently located in the SW $\frac{1}{4}$ of sec. 22, T. 1 S., R. 5 E. The two wells in the NW $\frac{1}{4}$ of sec. 34, slightly more than a mile to the south, are believed to have been dug shortly thereafter. See Bureau of Land Management (Phoenix), Map No. 8915, Salt River Valley Sheet 4.

³*Chandler Arizonan*, July 3, 1914.

⁴Dr. Chandler became a citizen of the United States on November 22, 1890.

⁵*Revised Statutes of Arizona*, 1887, p. 505.

sioners' surprise, since a large reduction in salary would accompany the change.⁶ But Dr. Chandler had had his eyes turned westward for some time. He seems to have had more interest in ultimately launching a business career in the West than in pursuing for the rest of his life the profession for which he was trained.⁷ In August, 1887, he arrived in Prescott, then the Territorial capital, and received from Governor Zulick his appointment as the first Veterinary Surgeon for the Territory of Arizona.

Upon arrival, Chandler found much of the Territory in the midst of a severe drought. Lack of rainfall had reduced the amount of range feed and water below that necessary for Arizona cattle alone. One of his first duties, therefore, was to find a way to stop Texas cattlemen from driving their herds across the Territory.⁸

Range conditions worsened as day after day passed with no rain, and Chandler became increasingly more discouraged as Arizona cattle continued to die. This discouragement culminated in his resignation after only thirty days in Prescott. With two nuns as companions, he traveled by wagon down the Black Canyon road to Phoenix, where he planned to make rail connections for a trip to California. During this wagon journey, viewing the conditions which the drought had caused, he became even more convinced that this was indeed a country which held nothing for him. But, on the very night that he arrived in Phoenix, it began to rain.

For three weeks the little village of Phoenix was nearly inundated by the torrential downpour, causing all rail transportation in and out of the town to cease for a time.⁹ Bruce, to whom the doctor's resignation had come as a disappointment, had invited him to pay a visit to his ranch in the southeastern part of the Territory. Chandler agreed and accompanied Bruce across the desert. The doctor was amazed at what he saw: the miracle of the desert in bloom after a heavy rain. And at the ranch he saw large herds of Herefords grazing on rich green grass. The twenty-eight-year-old veterinarian thus

⁶The salary for the Territorial Veterinary Surgeon was established at \$2,000 per annum plus fifteen cents per mile for official travel. (*ibid.*, p. 506). His Detroit income is unknown.

⁷Arthur E. Price (hereafter cited as Price) concurs in this; oral statement to the author, September 10, 1953.

⁸*Arizona Republic*, March 30, 1952. It was also stated (*ibid.*) that the doctor stopped this practice. This was apparently done by invoking sec. 3 of the Stock and Sanitary Law.

⁹The exact extent of this drought and the rainy period which broke it is unknown, for precipitation data at Phoenix are missing for the period July-November, 1887. Before that time, from January, 1885, to June, 1887, the cumulative rainfall for Phoenix was 6.19 inches below normal. Other central Arizona stations show similar shortages during the twelve months preceding September, 1887. Fort McDowell, Casa Grande, and Maricopa show September, 1887 rainfall as being from nearly twice to more than four times the normal for the month. United States Weather Bureau, *Climatological Record for Phoenix, Arizona* (hereinafter cited as *Climatological Record*).

learned that any success which might come to southern Arizona would be intimately connected with the judicious use of water. Farming in the area without a sufficient supply of water, ready when needed, was, and would continue to be, futile. He soon set about to remedy the poor irrigation systems then in use. Thus, instead of leaving Arizona as he had planned, he remained sixty-three years, until his death in 1950.¹⁰

Chandler reconsidered his resignation as veterinary surgeon and remained in that capacity until 1892. Meantime, he began to study irrigation engineering. He made a short trip to California, where he saw what irrigation had accomplished there, and where, incidentally, much of the farm land was selling for \$1,000 an acre. To secure the capital necessary for the irrigation enterprise then forming in his mind, he contacted two Detroit friends, D. M. Ferry and C. C. Bowen. Ferry was founder and then president of the Ferry Seed Company; Bowen was secretary-treasurer. The latter came west and saw for himself what possibilities existed for capital invested in irrigation systems. Financial arrangements were made and, in 1892, the Consolidated Canal Company was born.

As of 1893, when the Consolidated Canal was first used, there were seven principal canals headed on the south side of the Salt River Valley.¹¹ In addition to the Consolidated were the following with the date of first use for each: the San Francisco or Wormser Canal, 1871; Tempe, 1871; Utah, 1877; Old Mesa, 1878; and Highland, 1889.¹² The seventh of these was the Mesa City Canal, begun in 1879, which supplied water to Mesa City (modern Mesa) and adjoining country.¹³ It headed about seven miles below the mouth of the Verde, paralleled the Salt for some distance, and then cut south and then west again just north of Mesa City.¹⁴ The Tempe Canal headed due north of Mesa City and ran southwesterly providing water for the farmers west of Mesa City.¹⁵

The headings of these two canals, located about five miles apart, were, however, poorly constructed and were constantly being damaged

¹⁰Years later, Frank Lloyd Wright, the famous architect, remarked to the doctor: "God had need of you, Doctor, in His general plan, so sent the rain to prove to you what this desert could do with water." Quoted in Blanch K. Murray, "The Life of Dr. Chandler," p. 9.

¹¹The Salt River Valley is defined as that area adjacent to the river and extending from the mouth of the Verde to the confluence of the Salt and Gila, a straight line distance of some forty miles.

¹²Arthur P. Davis, "Irrigation Near Phoenix, Arizona," *Water-Supply and Irrigation Paper No. 2*, United States Geological Survey, p. 49.

¹³*Ibid.*, pp. 51 f.

¹⁴Figure 1 shows the alignment of the principal South Side canals in 1911 following the construction of South Canal. Prior to this time, the Mesa City Canal headed about three miles below Granite Reef.

¹⁵It is believed that the Temple Canal headworks were no longer used after the construction of South Canal, water having been provided through the Tempe Crosscut for some years prior.

by the flash floods which accompanied or followed heavy thunderstorms. Chandler, therefore, through the Consolidated Canal Company, entered into an agreement with the owners of the Mesa City Canal to build new headworks and deliver specified quantities of water to the system.

The Consolidated Canal Company thus entered the history of the Salt River Valley, the major portion of which later became the Salt River Project and was initially under the supervision of the Federal government. The Company built permanent headworks in the Salt, replacing those of the Mesa Canal. A tremendous dredge was used to enlarge the Mesa Canal from the river to the division gates, two miles northeast of Mesa City. This canal then became known as the main branch of the Consolidated. From the division gates, the point specified for the delivery of water to the Mesa Canal, the Consolidated was constructed in two branches. The east branch ran southeast for about five miles and then turned south-southwesterly, terminating at the Gila River Indian Reservation. The second branch, called the Tempe Cross-cut Canal, ran due west from the division gates to a point where it made a forty to fifty foot drop off the mesa just above the Tempe Canal. At this point Chandler erected a power plant. He had planned that the water coursing through this second branch would be first utilized for hydroelectric purposes and would then be discharged into the Tempe Canal for irrigation.

For reasons unknown, the Tempe Canal irrigators objected. One writer refers to their stubbornness and lack of vision.¹⁶ For several years the two companies were involved in extensive litigation to determine whether or not Chandler's plan would be permitted to be put in operation. The issue was partially settled by a decision of the Arizona Supreme Court in 1895. The District Court of Maricopa County had issued an injunction forbidding Chandler from delivering water to the Tempe Canal through the Crosscut. Chandler appealed this decision to the Supreme Court of Arizona, which reversed the lower Court. Following is the substance of this latter decision:

Injunction does not lie at the instance of a prior appropriator [the Tempe Canal Company] of the water of a river through an irrigation ditch, to restrain a subsequent appropriator [the Consolidated Canal Company] further up the stream from diverting water from the river, and, after using it, turning it into complainant's ditch, instead of returning it to the river above the opening of complainant's ditch, where it appears that the water is turned into such ditch above the point where it is to be used by complainant, and that complainant has the same quantity as he would have if defendant returned the part used by him to the river.¹⁷

Following this statement, the Court remanded a new trial. Whether such a trial was ever held or not is unknown. At any rate, late in

¹⁶Murray, *op. cit.*, p. 22.

¹⁷*Austin et al. v. Chandler et al.*, 42 Pac. 483 (1895).

1898 or early in 1899 the gates leading into the Tempe Crosscut were opened for the first time despite any legal right to do so.¹⁸ And despite immediate objections by the Tempe irrigators, the situation was finally resolved. Thus the doctor had won his point, but no formal agreement to this end was ever signed.¹⁹

As originally constructed, the Consolidated headed in the Salt at the point where Chandler had rebuilt the Mesa Canal headworks. When Granite Reef diversion dam was completed in 1908, construction was begun on South Canal, which was designed to connect all canals serving the south side of the river with the new dam. By June, 1909, South Canal was completed except for a short length between it and the highest point of the Consolidated. The Reclamation Service located the South-Consolidated power plant here, and, when it was completed in October, 1912,²⁰ irrigation water flowed through this plant into the Consolidated main branch.²¹

It is beyond the scope of this monograph to delve deeply into either the history of irrigation law or the development of Federal reclamation policy. However, since the Chandler District²² lies in the southeastern part of the Salt River Project, one of the largest and most successful of the many reclamation projects in the Southwest, certain general observations are necessary.

The first Territorial Legislature of Arizona passed a law in 1864 which reads in part: "The regulation of acequias [irrigation canals], which have been worked according to the laws and customs of Sonora and the usages of the people of Arizona, shall remain as they were made and used up to this day."²³ These laws and customs referred to were based upon Old World experience, that is, that water is strictly appurtenant to the land. The doctrine of riparian rights never obtained in either the Territory or State of Arizona.²⁴ Distribution was in rotation to users for time in proportion to the acreage under irrigation. Charges for water and for main ditch maintenance were also according to irrigated acreage.²⁵ In years when a scarcity of water existed, the apportionment was according to the dates of either the

¹⁸Murray, *op cit.*, p. 25.

¹⁹*Ibid.*, pp. 28 f.

²⁰U. S. Reclamation Service, *Annual Report*, 1915-16, p. 55.

²¹*Ibid.*

²²Definitions of the term "Chandler District" are many and varied. Within this monograph, the term is meant to include T. 1 S., R. 5 E., and T. 2 S., R. 5 E., despite the fact that Chandler's social and economic influence extended over a much greater area. *Infra*, p. 188.

²³*The Revised Statutes of Arizona Territory*, 1901, p. 1049.

²⁴The courts have held that the declarations of the 1864 legislature constituted a statutory repudiation of this doctrine. See *Maricopa County Municipal Water Conservation District v. Southwest Cotton Co.*, 39 *Ariz.* 65 (1931).

²⁵Robert H. Forbes, "Irrigation and Agricultural Practice in Arizona," University of Arizona Agricultural Experiment Station, *Bulletin No. 63* (June 30, 1911), p. 57.

title to or occupation of the land, the oldest always having precedence.²⁶

Since the Consolidated Canal was a relative newcomer to the valley in the 1890's, it would be expected that canals established earlier would have first right in the apportionment of water from the Salt. During periods of low-water flow, acreage served by the Consolidated received insufficient irrigation. In order to augment the supply, Chandler dug one of the first successful wells in the Salt River Valley.²⁷ To get the water to the surface, he brought the first electric pump to Arizona and operated it with the power from the hydro-electric plant northwest of Mesa. The success of this venture caused him to dig several others in succeeding years.²⁸

Federal activity in the field of reclamation actually began in 1866 with a law which recognized the local customs, rules, and court decisions which had been adopted here and there throughout the United States and its territories.²⁹ The Desert Land Act followed on March 3, 1877.³⁰ This law provided that an individual might procure title to one section of arid land if he conducted water upon it. The price for such desert or arid land was \$1.25 per acre.³¹ Water might be obtained from a source developed by oneself or by the purchase of water rights from some organized system. Although the law required that proof of irrigation be submitted to the government, it was charged that much of the land was actually settled fraudulently.³²

The next step in Federal aid to reclamation was the Carey Act of 1894.³³ It did not, however, apply to the Territory of Arizona until February 18, 1909.³⁴

Meantime, as early as 1875, some of the pioneers in the Salt River Valley realized that the real answer to the irrigation problem lay in a water storage system.³⁵ However, problems regarding the Indians, law and order, schools, mail routes, and so on were more pressing in Arizona. Farmers continued to irrigate as best they could with the water available. By 1888 at least 100,000 acres were under cultivation in the valley,³⁶ but a far greater area lay unused because of inade-

²⁶*The Revised Statutes of Arizona Territory*, 1901, pp. 1047 f.

²⁷Located in the SW $\frac{1}{4}$ of sec. 22, T. 1 S., R. 5 E. Bureau of Land Management, Map No. 8915. Although its nearest line was some miles distant, the Santa Fe Railroad transported the well-drilling outfit free of charge.

²⁸Two of these were in the NW $\frac{1}{4}$ of sec. 34, T. 1 S., R. 5 E., within the later town limits of Chandler. One of these may have been the town well located in the park.

²⁹14 U.S. Statutes 253 (1866).

³⁰19 U.S. Statutes 377 (1877).

³¹Arid land is defined by the act as "lands exclusive of timber lands which will not, without irrigation, produce some agricultural crop." *Ibid.*

³²Ray P. Teele, *Irrigation in the United States*, p. 64.

³³27 U.S. Statutes 422 (1894).

³⁴35 U.S. Statutes 638 (1909).

³⁵Stephen C. Shadegg, ". . . To Rise, Phoenix-like . . .," *The Current News*, special issue for the Salt River Project, April, 1952.

³⁶*Ibid.*

quate irrigation. Litigation, such as that between the Consolidated and Tempe Canals, was common, although the differences were usually adjusted.

Then, in 1897, a serious three-year drought began,³⁷ very similar to the one which had occurred ten years earlier. There was no rainfall in the mountains and no water in the rivers. As month after month passed with little or no rain, the drought deepened, and discouragement spread throughout the valley. Some farmers abandoned twenty years of effort and left the area. One writer refers to the alarming drop in the population of Phoenix.³⁸

On April 10, 1900, the farmers and townspeople gathered together to discuss the only real answer to their problem—water storage. The logical dam site at the confluence of Tonto Creek and the Salt had been surveyed in 1889.³⁹ But common agreement regarding finances

No. 5 (March, 1911), p. 7 f.
and subsequent appropriation of water was difficult to obtain.

A Federal law prohibited territories from going into debt beyond certain limits, and Congress was reluctant to establish a precedent by granting the request which now came from Arizona for an extension. But there were Congressmen who had already begun to study the possibility of Federal aid to reclamation. The bill that was eventually drawn up and enacted into law has become a sort of Declaration of Independence for the farmers in the arid West.

This law was the United States Reclamation Act of June 17, 1902, which provided for government construction of irrigation works, with provision for repayment of the cost of construction by those who benefited.⁴⁰

On August 1 of the same year, another mass meeting of citizens was held in Phoenix.⁴¹ Federal financial assistance in the matter of water storage was then a fact, but there were still many questions to be settled. Beyond the financial problems, there were projects to be organized, the mechanics of storage and distribution to be worked out, and existing disputes and conflicts to be settled. The government would have no part in these, and it remained for the people in the valley to reach the best possible solution. Many of those present at this meeting were jealous and distrustful. Those with the earlier appropriation rights looked upon a water storage system as solely a benefit for the late-comers.

Before adjourning this meeting, a committee representing every section and every interest in the Salt River Valley was organized. From this committee came the Kibbey Plan, formulated by Judge

³⁷Precipitation in Phoenix for this period was as follows: 1898—5.95"; 1899—5.19"; 1900—5.39". The average for the period 1876-1896 was 7.60". United States Weather Bureau, *Climatological Record*.

³⁸Shadegg, *op. cit.*

³⁹"Genesis of the Salt River Project," *Arizona, the New State Magazine*, Vol. I,

⁴⁰32 U.S. Statutes 388 (1902).

⁴¹*Phoenix Herald*, August 8, 1902.

Joseph H. Kibbey, one-time justice of the Arizona Supreme Court and later governor of the Territory.

Briefly, this plan recognized the principles of appurtenance and prior rights. Any landowner in the valley might apply for water out of the project to be formed, and water would be delivered insofar as the supply permitted in the order of prior right. The various canal companies were only intermediary corporations serving the water users and had no claim on the water or its distribution.⁴²

One serious drawback was the fact that there had been no establishment of the various dates of first delivery of water to the lands in the valley. Without such statistics it was impossible to apply the doctrine of prior right. Everyone, including Judge Kibbey, recognized that such a doctrine was essential.

This defect was remedied by the now-famous Kent Decree, which went into effect on April 1, 1910. This decree arose out of a lawsuit begun in 1905, in which the plaintiff sought to have his title quieted to the use of an amount of water sufficient to cultivate the land he owned.⁴³ He made as defendants a large number of other individual landowners in the valley. After the suit had commenced, the United States, with court permission, intervened as a party in the suit and filed an answer and cross-complaint and obtained process to make all landowners in the valley, some 4,800 of them, parties defendant.⁴⁴

As requested by the United States, the date of first delivery of water for irrigation purposes, and whether or not such delivery was reasonably constant thereafter, was determined for each parcel of land in the Salt River Valley.

Each was placed in one of three classes: (1) Class A, lands upon which irrigation had been reasonably constant—that is, irrigation was never interrupted for more than five consecutive years, (2) Class B, lands irrigated prior to 1903, but not irrigated since due to a lack of water, (3) Class C, lands not irrigated prior to 1903.⁴⁵

The committee which recommended the Kibbey Plan also proposed the organization of a water users' association. Section 6 of the Reclamation Act provided that such might be done. In accordance with the proposal, the Salt River Valley Waters Users' Association was incorporated under the laws of the Territory on January 21, 1903. It has since served as the representative of the landowners in the valley in their dealings with the Federal government in matters relating to reclamation.

The avowed purpose of the association has been to provide water

⁴²Shadegg, *op. cit.*

⁴³*Hurley v. Abbott and 4,800 others*, Case 4564, District Court of the Third Judicial District of Arizona (1910) (hereinafter cited as *Hurley v. Abbott*).

⁴⁴The trial judge was Chief Justice Edward Kent of the Territorial Supreme Court, who was sitting on the bench of the Third Judicial District, in and for Maricopa County.

⁴⁵*Hurley v. Abbott*, pp. 13-15.

to shareholders for irrigation from public sources or from underground wells, as well as to create, transmit, and use power.⁴⁶ The Salt River Reservoir District was also formed, and the limits thereof defined.⁴⁷ Any landowner within these limits might own one share of stock in the association for each acre he owned, not to exceed 160 shares.⁴⁸

The articles of incorporation specified eleven men who were to serve on the board of governors of the association until such time as the first election might be held. Chandler was one of this group.⁴⁹

On March 12, 1903, the Secretary of the Interior authorized the formation of the Salt River Project.⁵⁰ On June 25, 1904, a written agreement was signed by the Secretary of the Interior, on behalf of the United States, and by the President and Secretary of the Water Users' Association, on behalf of the association. Said agreement was the result of the desire on the part of the Secretary of the Interior that negotiations and dealings should not be on an individual basis, but through an association representing the water users. This pact also stated that the Interior Department contemplated the construction of a dam at the mouth of Tonto Creek, on the Salt River. The estimated cost was set at \$2,700,000, or \$15 per acre for the 180,000 acres within the project which had been surveyed in 1902.⁵¹

It soon became apparent, however, that the possibilities of power development were far greater than had originally been contemplated. The original estimated cost had to be completely revised. By January 1, 1917, the net cost of the project was \$10,166,021.97, or \$60 per acre.⁵²

A considerable number of other investments, additions, improvements, and extensions since the association took complete charge of the project on November 1, 1917, has brought the total expenditure, as of December 31, 1950, to \$59,802,961. At that time, only a little more than \$6,000,000 were still due to the Federal government.⁵³

Thus what was only a wild dream in 1875 became a reality as the result of the efforts of a few far-seeing individuals. Power became a full partner with irrigation, and these two together have become the foundation for the economy of the largest segment of the people of Arizona.

⁴⁶"The National Irrigation Act and Articles of Incorporation of the Salt River Valley Water Users' Association, pp. 6 f.

⁴⁷*Ibid.*, pp. 8 f.

⁴⁸*Ibid.*, p. 20.

⁴⁹*Ibid.*, p. 21.

⁵⁰Project lands, with a few exceptions, are identical with those included in the Salt River Reservoir District. Oral statement of J. F. Griswold to the author, October 9, 1953.

⁵¹"Salt River Project, Major Facts in Brief."

⁵²*Ibid.* See also "Salt River Project," *Arizona, the New State Magazine*, Vol. III, No. 1 (November, 1912).

⁵³"Salt River Project, Major Facts in Brief."

The founder of the town of Chandler was one of those men who had worked for water storage. He long remembered the amazing sight of the desert in bloom after that heavy rain in 1887. He was one of the first in the valley to augment the water supply by a system of deep wells.⁵⁴ And one Arizona historian said of him: "It is the consensus of public opinion on the part of his fellowmen that he has done more to develop the Salt River Valley than any other individual. . . ."⁵⁵

In the years from 1893 to 1907 Dr. Chandler accumulated the land which eventually formed the Chandler Ranch.⁵⁶ Most of the farmers south of Tempe and Mesa City had purchased their land under the Desert Land Act of 1877. Many of these settlers shortly became discouraged because water rights were either inadequate or altogether absent.⁵⁷ Although a large portion of the Chandler District then under cultivation was water-bearing,⁵⁸ it was an expensive process to tap the underground table.

The Mesa Improvement Company was organized by Chandler in 1904 for the purpose of developing and managing his landed interests. This company was separate from the Consolidated Canal Company, although Chandler owned the vast majority of stock in each. On December 14, 1904, the doctor sold to the Mesa Improvement Company 18,100 acres of land for \$1 "and other valuable considerations."⁵⁹ Of this land, 16,550 acres lay within the Chandler District, that is, in T. 1 S., R. 5 E., and T. 2 S., R. 5 E. From 1905 to 1907 further purchases raised the total acreage in the district owned by the company to 17,590.

The major crops cultivated on the Chandler Ranch during these early years were alfalfa and grains. Chandler also kept a herd of 1,500 to 2,000 head of beef cattle and several thousand of sheep.⁶⁰ His major efforts were directed toward leveling the land, conducting irrigation water upon it, and improving the soil, alfalfa being particularly useful.⁶¹ The exact acreage under cultivation before 1912, both as to location and extent is unknown. The Kent Decree of 1910⁶² shows that the Consolidated Canal provided water for 2,720 acres of Class A land and 3,925 acres of Class B land.⁶³ The vast bulk of

⁵⁴Richard E. Sloan, ed., *History of Arizona*, Vol. III, p. 115.

⁵⁵James H. McClintock, *Arizona*, Vol. III, p. 867.

⁵⁶See Appendix I.

⁵⁷Price, *op. cit.*, September 10, 1953.

⁵⁸"Mesa the Queen City of the Valley," *Arizona, the New State Magazine*, Vol. I, No. 1 (February, 1910), p. 18.

⁵⁹Maricopa County, Recorder of Deeds. Book 67, pp. 441-447.

⁶⁰"Mesa the Queen City of the Valley," *Arizona, the New State Magazine*, Vol. I, No. 1 (February, 1910), p. 18.

⁶¹The leveling of the land required little effort, except for rare irregularities. Regarding alfalfa's soil-building qualities, see Lawrence F. Graber, "Alfalfa, Lucerne or Purple Medick," *Encyclopedia Britannica*, Vol. I, 1951 ed., p. 586.

⁶²*Supra*, pp. 33 f.

⁶³For footnote, see page 24.

these 6,645 acres lay within the confines of the Chandler Ranch and were undoubtedly farmed during the years shown in Appendix II.⁶⁴ The remainder of the ranch was unirrigated desert and lay idle until 1909 or later.

It may be noted from Appendix II that more than one-half of the total irrigated acreage on the ranch was in Class B, that is, irrigation thereon was interrupted prior to 1903. This was due to the shortage of water caused by both the lack of a water storage system and the principle of prior rights, which placed the Consolidated Canal far down the list of the privileged systems. Augmentation from the underground water table was of some help. Chandler, who had long advocated a water storage system, became even more convinced of the need as he was forced, year after year, to cease the conveyance of water to more and more of his land.⁶⁵

In the spring of 1902, Chandler was in Philadelphia promoting a private irrigation system for the valley, when word reached him of the passage of the United States Reclamation Act. He immediately discontinued his plans and entered whole-heartedly behind the first government project, the construction of Roosevelt Dam.⁶⁶ In July, 1909, he sold his canal system to the Federal government for \$187,000.⁶⁷

Roosevelt Dam, the first of several water storage and power-generating dams on the Salt and Verde, was officially completed and dedicated on March 18, 1911. Ex-president Theodore Roosevelt, after whom the dam was named, is said to have remarked that the work was one of two in which he took his greatest pride, the other being the Panama Canal.⁶⁸

In 1911, with the dam completed, the United States ruled that one water user in the area served by the dam might receive water for no more than 160 acres. Although some time was allowed for land-owners to dispose of their excess acreage, Chandler, whose holdings totaled nearly 18,000 acres, immediately laid plans for the subdivision of the Chandler Ranch.⁶⁹ He surveyed 18,000 acres into plots ranging from ten to 160 acres in size. Then he began an extensive advertising program designed to attract settlers to the area. The Mesa Improvement Company placed advertisements in newspapers and periodicals in Arizona and California. Families eager to take advantage of the fertile lands, long growing season, assured supply of water, and lenient credit terms migrated to the area.

Sales continued into the spring of the following year, at which time the doctor saw another of his dreams begin to unfold. For, on May 17, 1912, the town of Chandler was born.

⁶³See Appendix II.

⁶⁴It is hardly conceivable that, with water so scarce, land would be irrigated and not cultivated.

⁶⁵The yearly cessations may be noted from Appendix II.

⁶⁶Murray, *op. cit.*, pp. 29 f.

⁶⁷U.S. Reclamation Service, *Annual Report*, 1909-1910, p. 19.

⁶⁸James H. McClintock, "The History and Development of the Salt River Valley," *Progressive Arizona*, Vol. I, No. 5 (November, 1925), p. 40.

⁶⁹Dr. Chandler was acting here in his capacity as president of the Mesa Improvement Company.

CHAPTER III

ECONOMIC AND SOCIAL FOUNDATIONS, 1912-1919

Unlike most other communities in Arizona, the town of Chandler was laid out with a definite plan in mind, and a volume of business was already at hand before any property therein was sold. That such a community was needed is readily evident from the rapid advance of Chandler, in terms of both population and services rendered. The town grew from an alfalfa patch in 1912 to a busy community of 1,600 in 1920 (*Chandler Arizonan*, Oct. 5, 1920), because of the social and economic needs which it was able to meet.

In late 1911, with irrigation water from the Roosevelt project assured, acreage of the Chandler Ranch began to sell in a remarkable way.¹ As sales continued through the winter and into the spring of 1912, Dr. Chandler decided to found the town he had long dreamed of, in order to provide a readily accessible community for the newcomers.²

The site chosen lay almost equidistant from the Salt and Gila, on a slightly higher point of ground, which drained almost equally northwest and southwest.³ A capable architect and city planner was brought in from California to lay out the town. The point common to sections 27, 28, 33, and 34, T. 1 S., R. 5 E. became the intersection of Arizona Avenue and Cleveland Street. The other streets were surveyed, and the lots were platted and numbered.⁴

A few hundred feet south of the above intersection, the town park was laid out. It was divided into two segments, north park and south park, by the Commonwealth Canal.⁵ Encircling the park was the proposed business district, while the residential areas were further removed.

The deeds for all of the lots zoned for business and many of those designed for residential use carried restrictive clauses as to type, expense, and/or architecture of construction. Business buildings were required to be fireproof, with a first floor ceiling not less than fourteen feet high for a distance of not less than twenty feet back from the front sidewalk. It was also required that "that portion of the pergola between the colonnade and the building shall be completed by the owner at the time of erection of the building in uniformity with the general pergola plan adopted by the Mesa Improvement Com-

¹An average of forty-four sales per month were made during the period September, 1911, through May, 1912.

²Chandler first conceived of a town in the area as early as the 1890's. Price, *op. cit.*, September 10, 1953.

³The exact location is 111° 50' W., 33° 18' N.

⁴See *Chandler Arizonan*, December 12, 1912, for the numbers of the various lots throughout the original townsite.

⁵This lateral was originally called the Banta Ditch. It tied into the Consolidated Canal east branch nearly two miles east and slightly north of the town.

pany."⁶ The dates for the beginning of construction were variously stated as "immediately," "within sixty days," or, in some deeds, a specific date was stated. Each owner was enjoined to "prosecute the construction of said building to completion with reasonable diligence."⁷

Homes in that portion of the residential area nearest the business district were required by the deeds to be located no closer than twenty feet from the front lot line and six feet from each side. The main building was restricted to church or residential use; stables and other outhouses were permitted on the rear half of the lot. Minimum expense of construction apparently varied from \$1,000 to \$2,500.⁸ But in the residential areas further removed from the business district, no restrictions were stipulated as to use, expense, or location of the buildings.⁹

The preliminary arrangements having been made, officials of the Mesa Improvement Company established headquarters near the park, and, on May 17, 1912, the sale of property in the new town began. During that first day, more than \$50,000 worth of lots were sold.¹⁰ Business sites varied in price from \$250 to \$1,500, while residential lots began at \$200.00. As in the case of Chandler Ranch lands, one-fourth of the purchase price constituted the down payment, with the balance payable in three equal installments, one each year for the three succeeding years.¹¹ Apparently 6 per cent interest was charged on the unpaid balance. Buyers were mostly Arizona people, although a few were from California and elsewhere.

With John D. Van Eaton as editor and publisher, the *Chandler Arizonan* was formally established the same day.¹² In its first issue of May 21, the following account was given of the founding of Arizona's newest community:

Without any flourish of trumpets, with an utter absence of anything bordering on the cheap methods used by the hawkers of boom sites, Chandler, destined to be the Pasadena of the Salt River Valley, a city of a thousand beautiful homes, of palatial hotels, the finest pleasure resorts in the southwest, the cleanest home life, a city of churches and of the finest schools in Arizona, had its initial sale of lots on May 17.¹³

⁶Maricopa County, Recorder of Deeds, Book 108, p. 354. This pergola was a kind of permanent awning, which shaded the sidewalks in much of the business district. Many of the original colonnades and pergolas still remain today.

⁷Maricopa County, Recorder of Deeds, Book 108, p. 534.

⁸*Ibid.*, p. 311.

⁹*Ibid.*, p. 481.

¹⁰*Chandler Arizonan*, May 21, 1912.

¹¹*Ibid.*

¹²The *Arizonan* has been published weekly or semi-weekly ever since. With the exception of the post office, it is the oldest business concern in Chandler today. The post office was established on April 11, 1912. Barnes, *op. cit.*, p. 87. The first postmaster was Lynn Gollands.

¹³*Chandler Arizonan*, May 21, 1912.



Plate II.—Chandler townsite, May 17, 1912. This photograph was taken looking west from the corner of Commonwealth Avenue and Arizona Place. At that time, Commonwealth Avenue bisected the park east and west. The two wooden structures in the background, at the southwest corner of Commonwealth Avenue and San Marcos Place, housed the townsite offices of the Mesa Improvement Company (right) and the dining room used by the men working on the San Marcos Hotel. The hotel site is out of the picture to the right. Behind the townsite office, on or near the present location of the American Legion building, is Morrison's grocery store. The tent houses in the left background housed the San Marcos workmen.

Photograph courtesy of Marian Chandler

An air of friendliness and cordiality seems to have prevailed that first day; no attempt was made to pressure prospective buyers. Tours were conducted around the Ranch, so that the visitors might see for themselves the lands already under cultivation and the ditches and wells which provided irrigation water. At noon a light lunch was provided for the investors and inquirers.¹⁴

Three days before the first property was sold, on May 14, ground had been broken and construction begun on the San Marcos Hotel.¹⁵ It was solely Dr. Chandler's idea to erect a hotel in the midst of alfalfa fields with no other building in sight save a crude ranch house a mile to the north. To his associates it seemed utter folly.¹⁶ Nor was this to be an ordinary hotel. The doctor planned that it would be "a great home of luxuriant hospitality and cheer; something that will appeal to wealthy people in ice-bound countries *{sic}* who are looking for a sunny, mild, winter climate to play in."¹⁷

¹⁴*Ibid.*

¹⁵The hotel was designed by Myron Hunt, a noted Los Angeles architect. Price, *op. cit.*, September 10, 1953.

¹⁶Murray, *op. cit.*, p. 38.

¹⁷Quoted in *ibid.*



Plate III.—The townsite office, May 17, 1912. The coatless man on the right, standing, is Dr. A. J. Chandler. The other persons are unidentified. Note that the American flag bears forty-eight stars; Arizona had been admitted to the Union just three months earlier.

(Photograph courtesy of Marian Chandler)

Thus, despite the fact that no town was yet in evidence, save a mere system of surveys, and no main railroad served the immediate vicinity, construction of the San Marcos was begun.¹⁸ The original

¹⁸The hotel was named after Fray Marcos de Niza, the famous missionary and first white man to enter what is now Arizona, in 1539. Contrary to popular belief, Fray Marcos did not come within a hundred miles of the Salt River Valley. Herbert E. Bolton, *Coronado, Knight of Pueblos and Plains*, pp. 30-32. Cf. Carl O. Sauer, *The Road to Cibola*, Ibero-Americana, No. 3.

ANNOUNCEMENT

THE ROOSEVELT DAM AND THE SALT RIVER VALLEY PROJECT OF ARIZONA were recently formally opened by Ex-President Theodore Roosevelt. Water is now on the land and ready for use. Although this is a "Government project," there are no lands open for entry, as all lands are held in private ownership. According to a Government ruling adopted by the reclamation service, it is necessary that all land owners cut down their holdings to 160 acres.

The Famous "Chandler Ranch" Now Placed on Sale

Eighteen thousand acres of the finest land in the Salt River Valley Project, sub-divided into forty-acre tracts.

You will find in these farms the opportunity for which you have been looking. The sub-dividing and farming of this magnificent ranch will naturally form a very prosperous community.

All of these lands have the added advantage of enormous wells with abundance of warm water which flows continually, at a temperature of 78 degrees. This feature ought to make our lands especially attractive to horticulturists, for if a frost should come, the temperature of your orchard can be raised from 8 to 10 degrees.

This is your opportunity to get an ideal home and farm. Everything considered, this land offer is unprecedented in this valley. Land sale now taking place at Mesa, Arizona. Easy payments extending over a period of ten years.

Lands, Perfectly Level For Irrigation, Only \$100 an Acre

Payable \$25 an acre down, \$5 a year for five years and \$10 a year for five more years. Interest on deferred payments at 6%.

We are not asking you to come to an undeveloped country but to a valley that is prosperous and has been settled and farmed for years—a country dotted with beautiful, highly cultivated farms and orchards—land that produces every month in the year.

In the near future a townsite is to be platted and transportation facilities of the very best will be provided for this section of the valley, thus assuring all kinds of business opportunities.

Lands are ideal for the production of oranges, lemons, grape fruit, peaches, pears, plums, olives, apricots, grapes, figs, alfalfa and grain, and in fact all products of the temperate and semi-tropic climate.

With the completion of the Salt River Project, with a cost of about \$8,000,000 to the Government, an era of unusual prosperity is now taking place in this valley, and you are invited to come and share it with us.

DEEP SOIL NO ROCKS ABUNDANCE OF WATER IDEAL CLIMATE 12 MONTHS' GROWING SEASON

Write for Our Illustrated and Descriptive Booklet, giving particulars about this wonderful land proposition.

MESA IMPROVEMENT CO., Mesa, Arizona

building involved an expenditure of more than \$50,000, with a like amount invested in furnishings.

It was originally planned that the hotel would be completed during the winter of 1912-13, in time to attract some of that season's winter visitors to Arizona. However, continued delays in the delivery of construction material forced several postponements until the tourist season had passed.¹⁹ The official opening was finally held on November 22, 1912. The hotel has been open each winter season since that time, despite two depressions and two world conflicts. Some of the more noted personalities in the United States and at least two members of European royalty have been its guests.²⁰

During the last months of 1912, other business concerns, in addition to the post office, the newspaper, and Morrison's Grocery Store,²¹ began operations in the new town. The Chandler Brick Yard and the Chandler Lumber Yard were ready for the building boom, which began that first autumn. Before the year ended, a barbershop was located at the southeast corner of Commonwealth Avenue and Arizona Place;²² George C. Smith established a real estate office;²³ O'Brien and Fraser became partners in a building and contracting concern;²⁴ Frank Roscoe opened his grocery and dry goods establishment;²⁵ and Rinear and Montgomery—later, Rinear and Sons—located their grocery store on Commonwealth Avenue.²⁶ Other businesses established in 1912 include a pool hall,²⁷ a second contracting firm,²⁸ a meat market,²⁹ a blacksmith shop,³⁰ and a restaurant.³¹

Business and residential construction during the fall and winter of 1912-13 was greatly stimulated by the almost-frenzied effort to

¹⁹*Chandler Arizonan*, September 6, 1912.

²⁰A partial list of these would include Thomas Marshall, vice-president of the U.S., 1913-21; Herbert Hoover; Gene Tunney; Kenesaw Mountain Landis, American jurist and baseball commissioner; Sewell Avery, chairman of the board of Montgomery Ward and Company; Prince and Princess Troubotzkoï of France; Frank Lowden, ex-governor of Illinois; Harry Bullis, chairman of the board of General Mills; Owen Young, chairman of the board of General Electric; Erle Stanley Gardiner, the noted mystery writer; and James Doolittle, Brigadier General, U.S.A., Retired. Oral statement of John Quarty to the author, December 5, 1953.

²¹See Plates II and IV. The first post office was located in Morrison's store; later in the year Morrison moved to a more permanent location on San Marcos Place. Oral statement of Albert J. Wolf to the author, April 2, 1954.

²²*Chandler Arizonan*, June 7, 1912.

²³*Ibid.*

²⁴*Ibid.*, October 25, 1912.

²⁵*Ibid.* Roscoe also operated the North Line Trading Post.

²⁶*Chandler Arizonan*, November 8, 1912.

²⁷*Ibid.*

²⁸*Ibid.*, November 22, 1912.

²⁹*Ibid.*, December 20, 1912.

³⁰*Ibid.*, October 18, 1912.

³¹*Ibid.*, November 15, 1912.

TABLE 1.—A COMPARISON OF CHANDLER'S GROWTH, 1913-14^a

	March, 1913	March, 1914	Per cent
Buildings, number	40	131	228
Families, number	62	163	163
Arizona Eastern RR			
Freight volume, dollars.....	3,929 ^b	6,502 ^c	65
Passenger volume, dollars.....	223 ^b	504 ^c	126
Bank deposits, dollars.....	19,341	58,378	202

^aSource: *Chandler Arizonan*, March 20, 1914.

^bJanuary, 1913.

^cJanuary, 1914.

complete the San Marcos.³² Many of the new townspeople apparently waited, if their deeds permitted, until the hotel walls began to rise before they, too, began building their stores and homes. The brick yard was forced to increase its output 50 per cent, to 18,000 bricks daily, in order to meet the demand.³³

The town grew rapidly during the first two years of its existence, as can be seen from Table I.

In addition, the volume of business, presumably gross sales, for an uncertain twelve-month period beginning in 1912, was \$55,000; during the succeeding twelve months, it more than tripled, the figure being \$194,000.³⁴ Business continued to prosper, gross sales for the period May 1, 1914, to May 1, 1915, totaling \$311,000.³⁵

In order to provide banking facilities for the new community, Dr. Chandler and several associates organized the Bank of Chandler. Chartered with a capital of \$100,000, this institution first opened for business on February 3, 1913.³⁶ It was located at the southwest corner of Commonwealth Avenue and San Marcos Place. Fifty deposits, totaling about \$8,000 were made the first day.³⁷ Table II shows the growth of this institution.

TABLE 2.—THE GROWTH OF THE BANK OF CHANDLER, 1913-1919*

Date	Capital	Deposits	Total Resources
8- 9-13	\$17,300	\$ 24,597.44	\$ 44,223.42
9-12-14	17,500	41,875.09	70,819.47
3- 4-15	17,500	50,884.25	72,814.87
9-19-16	17,500	85,671.75	115,251.45
7- 6-17	17,500	170,712.94	195,777.78
6-29-18	25,000	178,981.94	212,993.84
12-31-18	25,000	240,664.88	275,772.27
3- 4-19	\$50,000	\$376,734.08	\$427,205.57

*Source: *The Arizona Republican*, May 16, 1919.

³²*Ibid.*, September 13, 1912.

³³*Ibid.*, October 11, 1912.

³⁴*Ibid.*, March 20, 1914.

³⁵*Arizona Republican* [May 21, 1915?], quoted in *ibid.*, May 28, 1915.

³⁶*Ibid.*, February 7, 1913. The bank had been chartered the preceding November.

³⁷*Ibid.* The bank became a county repository in May, 1913.

Meantime an unofficial census, taken in December, 1913, showed 483 people living within the town limits. Of these, 323 were classified as "whites" and 160 as Mexicans. One hundred were reported to be registered voters. An additional 500 to 1,000 were estimated as living in the Chandler District, outside the town.³⁸ The breakdown of this census into men and women was not made, but it is believed that there were a large number of unmarried men in and near Chandler. The *Arizonan*, in a series of articles and editorials, pointed up the need that existed for wives.³⁹

Those who lived in the area surrounding the community were almost exclusively farmers who had purchased land from the Mesa Improvement Company. During the nine months following the first sale of acreage in September, 1911, a total of about 8,000 acres was sold. Some 400 separate transactions were made involving an average of about twenty acres each. In May, 1912, some 10,000 acres still remained for sale.⁴⁰

1912.

The farmers began to grow a variety of crops on their lands. For a time, alfalfa was the chief of these, since it was particularly well suited to the deep, loamy, non-alkali sediment, which overlay the area.⁴¹ Many farmers harvested five or more alfalfa crops per year, averaging one or more tons per acre per crop. In 1912 the price for stacked alfalfa was \$12.50 to \$14 per ton. A twenty-acre farm, therefore, could realize an annual gross profit of from \$2,000 to \$3,000. Frank Heffner, who owned a thirty-acre alfalfa patch, reported that he had cut 50 tons in late April, 1912, and six weeks later, 60 tons were harvested. He planned two further cuttings during the year plus a fifth crop, which he would allow to go to seed. He expected his gross profit for the year for the four cuttings and the seed to exceed \$3,000.⁴²

Other crops grown in the area during the early years included corn, barley and other cereals, sugar cane and beets, and semi-tropical fruits. Regarding cantaloupes, Dr. Chandler had had particularly good success, having netted \$200 per acre.⁴³ There were also several thousand

³⁸*Ibid.*, March 6, 1914 and May 16, 1919.

³⁹*Ibid.*, October 18, 1912, *et passim*.

⁴⁰To encourage Californians to come and look over the new area, special tours at reduced rates were provided from Los Angeles to Chandler. *Ibid.*, May 28,

⁴¹Prior to 1911, Dr. Chandler had improved much of the ranch land in alfalfa. *Supra*, p. 39. Regarding the soil, see W. G. Warner *et al.*, "Soil Survey of the Salt River Valley Area, Arizona," U.S. Dept. of Agriculture, Bureau of Chemistry and Soils, Series 1926, No. 32 (1926).

⁴²*Chandler Arizonan*, June 7, 1912. The net profit was not given, but may well have exceeded \$60 per acre if the farmer did his own work. Cf. John J. Philips, "Alfalfa in the Salt River Valley," *Arizona, the New State Magazine*, Vol. II, No. 2 (November, 1911), p. 11.

⁴³"Maricopa County, Arizona," issued by J. W. Crenshaw, County Commissioner of Immigration [ca. 1910], p. 18.

head of feeders, while some farmers owned flocks of Tunis sheep. Mules and horses were used for draft.

The town of Chandler was founded during the period 1909-14, which has come to be regarded as the nearest to an ideal situation that the American farmer has enjoyed during periods of peace, at least up to 1946.⁴⁴ The early farmers of the Chandler District and the first merchants in the town therefore had two full years to enjoy this condition, after which wartime needs pushed the prosperity even higher.

Although a general recession struck the United States during 1913-14, which was further deepened by the outbreak of hostilities in Europe, Chandler and vicinity do not seem to have been seriously affected. Bank deposits, often used as an index of the prosperity of a given community, increased steadily at a rate which fluctuated between \$1,000 and \$2,000 per month through September, 1916.⁴⁵ Moreover the value of new construction in Chandler during the first ten months of 1914 was reported to be \$95,800,⁴⁶ a significant amount for a small community of less than a thousand persons.

Beginning in 1915 the national economy as a whole began a definite upward trend as a result of the activities of Allied purchasing agents in this country. Exports of foodstuffs and war matériel increased.⁴⁷ Two years later the entrance of the United States into the European conflict produced the usual wartime prosperity, a condition augmented in the Salt River Valley by the increased price for long staple cotton.

The story of the American-Egyptian long staple cotton industry is particularly germane to the history of Chandler, inasmuch as the founder of the town was the first person in Arizona,⁴⁸ possibly the first in the United States,⁴⁹ to grow this new variety, having first planted the seed in 1902.⁵⁰ Yields from the imported Mitafifi strain, however, were poor, and the Department of Agriculture, in experiments at Sacaton, developed an improved type called Yuma.⁵¹ This variety was grown commercially in Arizona from 1912 to 1918.⁵² Meantime a new strain

⁴⁴Harold U. Faulkner, *The Decline of Laissez Faire, 1897-1917*, (*The Economic History of the United States*, Vol. VII), pp. 338 f.

⁴⁵Cf. Table 2.

⁴⁶*Chandler Arizonan*, November 13, 1914.

⁴⁷U.S. Dept. of Commerce, Bureau of Foreign and Domestic Commerce, *Statistical Abstract of the United States*, 1920, pp. 397, 474.

⁴⁸David Fairchild, *The World Was My Garden*, pp. 140 ff; Scott Hathorn, Jr., "American-Egyptian Cotton, An Economic Analysis," University of Arizona Agricultural Experiment Station, *Bulletin No. 238* (November, 1951), p. 8.

⁴⁹Philip R. Kellar, "Golden Snow in the Southwest," *The Country Gentleman*, Vol. LXXIX, No. 39 (September 26, 1914), p. 1954.

⁵⁰Hathorn, *op. cit.*, p. 10. This first planting involved only a few acres located near Mesa. Oral statement of Harry L. Chandler to the author, January 20, 1954.

⁵¹*Ibid.*

⁵²*Ibid.*, pp. 9 f.

TABLE 3.—CLASSES OF ARIZONA-EGYPTIAN COTTON
GINNED AT CHANDLER, 1913*

Grade	Sacaton (bales)	River (bales)	Valley (bales)	Total (bales)
Fancy	1	2	----	3
Extra	39	54	----	93
Choice	20	35	15	70
Standard	9	62	47	118
Medium	1	16	16	33
Totals.....	70	169	78	317

* Source: J. G. Martin, "The Handling and Marketing of the Arizona-Egyptian Cotton of the Salt River Valley," U.S. Dept. of Agriculture, *Bulletin No. 311* (November 26, 1915), p. 9.

called Pima was selected and introduced to commercial production. From 1918 to 1933 Pima was the only variety of American-Egyptian long staple grown in the state.⁵³

The first cotton gin in Chandler was in operation in the fall of 1913 and ginned 317 bales that first season. The Yuma variety was divided into three classes, "Sacaton," "River," and "Valley," in order of best quality. Each class, in turn, was further subdivided into five grades. Table 3 shows the amounts of each ginned in 1913.

The Chamber of Commerce and the Chandler Egyptian Cotton Growers' Association were the motivating forces behind the erection of this first gin. It was located immediately west of the railroad tracks and just south of what later became Denver Street. Two other gins were located in this general vicinity in succeeding years.⁵⁴

By the middle of the decade the long staple industry was greatly enhanced by the increased demand for this commodity for use in the manufacture of automobile tires. In 1916 the Goodyear Tire and Rubber Company leased 8,000 acres of land five miles south of Chandler. A town, named Goodyear, was constructed, and the land was planted to cotton, alfalfa, and grains by a subsidiary corporation. For a number of years this operation was an important economic contribution to the Chandler District.

Other early agrarian organizations were the Chandler Farmers' Union, Chandler Horse Breeders' Association, and Chandler Poultry Association.⁵⁵ The Farmers' Union, reportedly the first such organization in the state,⁵⁶ took as its motto the promotion of the "welfare of the agriculturalist."⁵⁷ The chief organizer was J. R. Barnette, a local rancher, who, in 1914, ran for governor on the Socialist ticket.⁵⁸

Another industry which utilized farm produce was the El Verjel

⁵³*Ibid.*, p. 9. See Appendix III for various statements concerning both long and short staple cotton production in Arizona.

⁵⁴Price, *op cit.*, December 12, 1953.

⁵⁵*Chandler Arizonan*, October 30, December 29, 1913, January 1, 1915.

⁵⁶*Ibid.*, October 30, 1913.

⁵⁷*Ibid.*

⁵⁸*Ibid.*, July 17, 1914.

Cannery. Reportedly the only cannery in Arizona at the time,⁵⁹ this company marketed "EVR" brand peaches and apricots. El Verjel was originated in 1917 and was located nearly a mile southwest of Chandler. As more and more farmers realized the demand that existed for canned fruit, the acreage in fruit trees increased. In 1920 the output of the cannery may have reached 400,000 pounds.⁶⁰

Regardless of the type of crop cultivated in the area, the importance of a steady supply of irrigation water was paramount. Such had been the case ever since the prehistoric occupation of the middle Gila Valley by the Hohokam. Before and during the Spanish period, the Pima Indians watered their farm lands from the river flow, and they have continued to do so, although white men have frequently usurped their prior rights.⁶¹ Shortly after the advent of Anglo-American settlers into southern Arizona, canals, laterals, and ditches were constructed to conduct water from both the Gila and Salt.

Irrigation in the Chandler District began in 1892 in the northern portion thereof, which was served by the Utah and Consolidated Canals.⁶² However, the doctrine of prior rights and the lack of a steady flow of water forced Dr. Chandler to withdraw from cultivation, year after year, land which he had once planted to alfalfa and grains.⁶³ In addition to these curtailments, the largest portion of the ranch was not irrigated at all before 1903, and very little was added to the total irrigated acreage before 1911, the date when Roosevelt Dam was completed.⁶⁴ With water storage a fact, the Salt River Valley, including the Chandler District, emerged into a greater realization of its potentialities.

Perhaps the greatest single factor which attracted people to Chandler and vicinity was the promise of ample water for irrigation. There were other reasons, to be sure, such as the long growing season and the convenient financial terms, but water was primary. The three pictures in the first issue of the Chandler newspaper reflect this importance, for one was of the newly-completed Roosevelt Dam and the other two were concerned with the water distribution system.⁶⁵ Moreover, for more than a year, until the novelty wore off, each issue of the *Arizonan* contained a recent measurement of the volume and height of water in Roosevelt reservoir.⁶⁶

This project had been financed by the Federal government, and, in accordance with the provisions of the Reclamation Act of 1902,

⁵⁹*Ibid.*, August 20, 1920.

⁶⁰*Ibid.*

⁶¹Cf. 62nd Cong., 2d sess., *H. Doc. 521 (Conserving the Rights of Pima Indians, Arizona)*.

⁶²See Appendix II.

⁶³*Supra*, p 41.

⁶⁴The acreage added between 1903 and 1909 was 130. *The Kent Decree*, pp. 77 f.

⁶⁵*Chandler Arizonan*, May 21, 1912.

⁶⁶*Ibid.*, May 21, 1912 to June 11, 1913, inclusive.

the water users in the area served thereby were to reimburse the government. The cost of building Roosevelt Dam was originally estimated at \$2,700,000, which would have necessitated an assessment of \$15 per acre for the 180,000 acres in the project in 1902. However, as construction proceeded, it became apparent that the possibilities of power development were far greater than had originally been contemplated. As a result the total cost steadily mounted until, on January 1, 1917, it reached \$10,166,021.97.⁶⁷ The individual assessment, as finally announced by the Secretary of the Interior, was \$60 per acre.⁶⁸

Until the autumn of 1912, water from this reservoir was provided to irrigators at the rate of \$1 per acre during the winter season, October 1 to May 31, and \$.60 per acre during the summer season, June 1 to September 30.⁶⁹ The amount furnished varied with the type of land, the crops grown, and the farmer's experience, but the price remained the same, regardless of the quantity. Such a rate scale was obviously unsatisfactory and unfair, and was soon changed. Beginning October 1, 1912, water contracts between irrigators in the Salt River Valley and the United States included the following rates:

First two acre-feet, per acre per year.....	\$1.10
Third acre-foot, per acre per year.....	.40
Fourth acre-foot, per acre per year.....	.50
Fifth and each succeeding acre-foot, per acre per year.....	.60
Minimum charge, per acre per year.....	1.10 ⁷⁰

In the contract, the United States promised to provide the water as available from the flow of the Salt River at Granite Reef diversion dam, and augmented by any water released from Roosevelt reservoir.⁷¹

Meantime, to provide better distribution for the farmers near Chandler, the Reclamation Service spent in excess of \$100,000 improving the Consolidated Canal system.⁷² In addition the Service erected the South-Consolidated power house just above the point where South Canal emptied into the Consolidated.⁷³

With this power plant in operation, irrigation water for the farm lands near Chandler took the following course: diverted from the Salt River at Granite Reef dam, it flowed for two miles in South Canal, through the South-Consolidated plant, and into the main branch of the Consolidated; it then coursed for seven and three-

⁶⁷"Salt River Project, Major Facts in Brief."

⁶⁸U.S. Reclamation Service, *Annual Report*, 1916-17, pp. 53 ff. As of January 1, 1954, farmers in the valley still owed about \$465,000 of this original construction cost. It will all be repaid by December 1, 1955. Oral statement of A. L. Monette to the author, January 20, 1954.

⁶⁹U.S. Reclamation Service, *Annual Report*, 1909-10, p. 68.

⁷⁰*Ibid.*, 1910-11, p. 54.

⁷¹*Chandler Arizonan*, August 16, 1912.

⁷²U.S. Reclamation Service, *Annual Report*, 1909-10, p. 7. This was in addition to the purchase price. *Supra*, p. 41.

⁷³*Ibid.*, 1915-16, p. 66.

quarter miles to the diversion gates, at which point it entered the Consolidated east branch; the water then flowed down this canal until diverted into one of the numerous laterals, which ran west, usually along the section lines or mid-way between;⁷⁴ from such a lateral, the water was diverted into a ditch, which served an individual plot of farm land. Irrigation water from the Salt follows the same course today; the entire flow has always been by gravity.

Irrigation water was also supplied by a system of deep wells. In 1912 there were eleven pumping stations on the Chandler Ranch. Dr. Chandler had built four of these, and the United States had constructed the other seven.⁷⁵ Usually three wells connected each station. The casings of two of these wells were each sunk at a single angle so as to connect to the third, or main, casing some distance underground. The water level was about sixty feet below ground at each of these stations, but the artesian effect forced the water up in the casings to within about thirty-eight feet of the surface.⁷⁶

Three of these wells were reported in 1912 as furnishing five hundred miner's inches of water, an amount reported sufficient to irrigate about 640 acres.⁷⁷ One well had been flowing continuously, or nearly so, for two years, and the water level was thirteen inches nearer the surface.⁷⁸

Water for domestic purposes within the town was provided by a well located in the northeast corner of the south park.⁷⁹ In the autumn of 1912 a five-hundred-gallon-per-minute pump was installed here. A complete waterworks system for the town followed, with sixteen-inch mains, and crosspipes ranging from four to twelve inches in diameter.⁸⁰

Other civic improvements undertaken by the Mesa Improvement Company included curbs in much of the business district,⁸¹ a sprinkler system in the parks,⁸² and four foot bridges across the Commonwealth Canal.⁸³ While these and other activities were being carried out, the main office of the Mesa Improvement Company was moved from

⁷⁴In 1915, the total mileage of laterals coming off from the Consolidated east branch was eighty-three and one-quarter. *Ibid.*, p. 59.

⁷⁵*Chandler Arizonan*, May 21, 1912.

⁷⁶Price, *op. cit.*, Jan. 21, 1954.

⁷⁷*Ibid.* One miner's inch represents the quantity of water which flows continuously through an orifice one inch square under a given head. Because of its indefiniteness, this unit has long since been replaced by the second-foot; one second-foot is equal to one cubic foot of water flowing past a given point in one second of time. In Arizona, forty miner's inches were equal to one second-foot. Frederick H. Newell and Daniel W. Murphy, *Principles of Irrigation Engineering*, pp. 27 ff.

⁷⁸*Chandler Arizonan*, August 2, 1912.

⁷⁹*Supra*, p. 45.

⁸⁰*Chandler Arizonan*, September 21, 1912.

⁸¹*Ibid.*

⁸²*Ibid.*, June 28, 1912.

⁸³*Ibid.*, November 1, 1912.

Mesa to a new building in Chandler, and the name was changed to the Chandler Improvement Company, in order to avoid confusion.⁸⁴ Dr. Chandler remained as president and general manager, with D. B. Lyons as assistant manager and C. D. Hellyer as superintendent of agencies.⁸⁵

As the population of Chandler and vicinity increased, it was discovered that the Consolidated Power Plant could no longer furnish sufficient electric power for the town. This plant, not to be confused with the South-Consolidated, had been erected northwest of Mesa nearly twenty years earlier.⁸⁶ It could not be remodeled without a greater expenditure of funds than Dr. Chandler was then willing to make. Moreover, if Chandler continued to grow in the same remarkable way, even a modernized plant would soon prove deficient, as power output depended upon the capacity of the Tempe Crosscut Canal. It was reported that Dr. Chandler decided to purchase electric power from that generated at Roosevelt Dam and resell it to the consumers,⁸⁷ but it is believed that he turned the entire operation over to the Southside Gas and Electric Company, which furnished electric power to the town until 1928.⁸⁸

Another added improvement was the establishment of a telephone exchange in April, 1914. Earlier, the only telephones in town were in the office of the Chandler Improvement Company.⁸⁹ These were apparently part of the Mesa exchange.

Another matter of great importance during these early years concerned a system of public education. The first school in the town was a ten-by-twelve tent house. Neither its location nor first date of use is definitely known, but it was possibly situated on or near the school grounds designated in the first town plat and may have been functioning by October or November, 1911.⁹⁰ Its size was adequate for a time, as the average daily attendance was only five pupils. But the promised influx of farmers and townspeople, which had

⁸⁴*Ibid.*, December 13, 1912. Apparently, the Chandler Land and Townsite Company, an earlier organization, was merged with the improvement company at this time.

⁸⁵For some years prior to his death in 1926, Ernest J. Koch served as secretary-treasurer and manager of the Chandler Improvement Company and subsidiary organizations, in which capacity he carried forth the plans outlined by Dr. Chandler. He was also vice president and a director of the Bank of Chandler. His son, Ernest J. Koch, Jr., was a member of the first class to graduate from Chandler High School in 1918. *Ibid.*, December 23, 1926. Letter from Ernest J. Koch, Jr., to the author, Los Angeles, August 15, 1954.

⁸⁶*Supra*, p. 24. In 1910 the plant output was only 1,000 horsepower or 746 kilowatts. Howard S. Reed, "The Salt River Project—Its Possibilities," *Arizona, the New State Magazine*, Vol I, No. 2 (April, 1910), p. 4.

⁸⁷*Chandler Arizonan*, October 18, 1912.

⁸⁸Oral statement of Harry L. Chandler to the author, February 19, 1954.

⁸⁹*Chandler Arizonan*, April 17, 1914. The Chandler exchange has been in the same location for forty years.

⁹⁰One article (*ibid.*, May 4, 1922) refers to a school in the area as early as 1906. No verification of this has been found.

already begun, prompted the erection of a more permanent \$9,000 building. This structure, begun in January, 1912, was designed to accommodate 120 pupils and was to be ready the following September.⁹¹ By May, however, it was discovered that there were already 119 children of school age in the area, and the new school house was too small even before it was completed.⁹² In June another unofficial school census showed between 140 and 150 school children. Consequently a bond issue of \$8,000 was voted unanimously, and the building was increased to six rooms.⁹³

Instruction on this larger scale was begun in September, 1912. The principal, G. A. Markham, taught grades four through eight, while the one teacher, Louise Kolmire, presided over the first three grades.⁹⁴ Only 57 children were present on the first day including 45 Anglo-Americans and 12 Mexicans.⁹⁵ Many parents were reported as holding their children at home until they were convinced that the quality of instruction was sufficiently high.⁹⁶

Very shortly, however, the attendance began to increase. In December, 1912, 130 pupils were registered, and another teacher was added to the staff.⁹⁷ Another school census in April, 1913, indicated that there were 194 children between the ages of six and twenty-one in the area.⁹⁸ One hundred and fifty-one of these were in school. Of the forty-three non-attendeess, all but four were above the minimum drop-out age of sixteen.⁹⁹

The growth of the Chandler District continued to overburden the educational facilities as the 1913-14 academic year opened. Mrs. Ella Page Seward was now principal, and there were six teachers on hand, but the enrollment was in excess of 200, and the facilities were once more inadequate.¹⁰⁰

Meantime the question of a high school for Chandler was first broached. The Arizona state law provided that whenever a school district had an average daily attendance of 200 or more, a separate high school district might be formed.¹⁰¹ It seemed desirable to the Chandler people that, since District 57, the Chandler school district, was eligible, such an addition should then be made. Consequently, in 1914, District 57 voted to withdraw from the Mesa and Tempe Union High School districts, of which it had been a part, and a bond

⁹¹*Ibid.*, May 28, 1912.

⁹²*Ibid.*

⁹³*Ibid.*, June 14, 1912.

⁹⁴*Ibid.*, September 21, 1912.

⁹⁵*Ibid.*

⁹⁶*Ibid.*

⁹⁷*Ibid.*, December 20, 1912.

⁹⁸*Ibid.*, April 4, 1913. There was also the problem caused by the inability of many of the Mexican youngsters to speak English. *Ibid.*, October 18, 1912.

⁹⁹*Ibid.*, April 4, 1913. Attendance, however, was reported to be very irregular.

¹⁰⁰*Ibid.*, September 19, 1913.

¹⁰¹*Revised Statutes of Arizona*, 1913. *Civil Code*, p. 932.

issue of \$12,000 was passed, to be used partly to add to the elementary plant and partly to provide high school facilities.¹⁰² The first high school courses were offered in September, 1914.

The elementary school graduated its first class, consisting of seventeen children, in May, 1914.¹⁰³ The first three secondary school graduates received their diplomas in 1918.¹⁰⁴

Despite a shortage of funds¹⁰⁵ and a continued problem of space, District 57 continued to meet, as best it could, the requirements imposed upon it. Bond issues totaling \$65,200 were voted between 1916 and 1920.¹⁰⁶ The high school district, likewise beset with the problem of space, was aided by a bond issue of \$121,800, voted in 1919.¹⁰⁷ Thereupon, sixty lots north and east of the school grounds were purchased for the erection of a combination elementary and high school.¹⁰⁸

The health of these school children and of the people of the Chandler district in general has been little different from other areas in the state. While no epidemic of typhoid fever was ever in evidence, this disease, however, was somewhat prevalent during the first few years.¹⁰⁹ This situation obtained because of the poor sanitary conditions in much of the town and the concomitant large number of flies, which served as carriers of the disease.¹¹⁰ The employment of typhoid vaccine and, beginning in 1919, the first use of septic tanks for sewage disposal alleviated this situation materially.¹¹¹

The first practicing physicians in Chandler were Kramer M. Gilbert and Fred C. Jordan, who arrived early in 1913.¹¹² The town was without a practicing dentist until William G. Barackman, who had served for a time as secretary of the Chamber of Commerce,¹¹³ opened an office in 1919.¹¹⁴

In addition to a steady improvement in sanitary conditions, the local citizenry became intermittently more conscious of the need for other civic improvements requiring individual effort. The original

¹⁰²*Chandler Arizonan*, January 16, February 22, March 13, September 25, 1914.

¹⁰³*Ibid.*, May 15, 1914.

¹⁰⁴*Ibid.*, May 31, 1918.

¹⁰⁵*Ibid.*, August 25, 1916, March 2, 1917. In August, 1918, District 57 emerged from debt for the first time. *Ibid.*, August 9, 1918.

¹⁰⁶*Ibid.*, May 4, 1922.

¹⁰⁷*Ibid.*, March 21, 1919.

¹⁰⁸This election was shortly held illegal. The re-vote was held in May, and the result was by an even wider margin. *Ibid.*, May 30, 1919.

¹⁰⁹Oral statement of Dr. Kramer M. Gilbert (hereinafter cited as Gilbert) to the author, December 12, 1953.

¹¹⁰*Ibid.*

¹¹¹*Ibid.*

¹¹²*Chandler Arizonan*, January 24, 1913.

¹¹³*Ibid.*, August 22, 1913.

¹¹⁴Gilbert, *op. cit.*, December 12, 1953.

TABLE 4.—RELIGIOUS SECTS IN CHANDLER IN 1917 AND THE NUMBER OF PERSONS INDICATING A PREFERENCE FOR EACH^a

Sect	Number	Sect	Number
Methodist Episcopal	143	Presbyterian	27
Baptist	102	Episcopal	16
Christian	53	Jewish	15
Latter Day Saints.....	51	Others ^b	41
Greek and Roman		No preference	75
Catholic	29	Total.....	552 ^c

^aSource: *Chandler Arizonan*, December 14, 1917.

^bIncluding Friends, Nazarene, Congregationalist, Russellite, Reorganized LDS, and Universalist.

^cNot including about two hundred Mexicans, who were not polled.

plan of the town had provided for spacious streets, a well-kept park, and building restrictions. Many of the local property owners, however, apparently did little to improve their own grounds with lawns, trees, and gardens.¹¹⁵ Buildings required repainting, and refuse was allowed to lie in alleys and other parts of the community. In addition to admonitions to "Swat that Fly!", the *Arizonan*, at intervals, instigated "Clean Up and Paint Up" campaigns, urging Chandlerites to show more care in the upkeep of their property.¹¹⁶

In addition to maintaining the town park and streets and providing a number of other civic improvements, the Chandler Improvement Company also facilitated the erection of several church buildings. Within two months after Chandler was founded, an interdenominational Sunday School was organized,¹¹⁷ and a few months later the first real preaching service was held.¹¹⁸ Shortly thereafter, thirty-three Chandlerites formed the First Methodist Church of Chandler, and Reverend Edmund N. Larmour was called as the first pastor.¹¹⁹ A lot was donated by the improvement company, and, in later years, other sites were provided gratis for several other churches.

A sectarian preference census was taken in 1917, as shown in Table 4.

Not all of these groups were organized, and apparently only a few had their own church buildings at this time. Moreover Table 4 only shows the preferences of the townspeople; no indication of actual attendance was reported at this time. Four years later it was stated that about 50 per cent on the average, attended church with any degree of regularity.¹²⁰

¹¹⁵*Chandler Arizonan*, January 16, 1914.

¹¹⁶*Ibid.*, April 23, 1915. See also an article by T. M. Smith in *ibid.*, November 22, 1918.

¹¹⁷*Ibid.*, June 21, 1912.

¹¹⁸*Ibid.*, January 10, 1913.

¹¹⁹*Ibid.*, March 21, 1913. Although here given the title of "Reverend," it is believed that Larmour was a lay pastor. In any event, he worked for a time as a carpenter in the construction of the San Marcos Hotel.

¹²⁰*Ibid.*, March 29, 1921.

The town also experienced a number of "growing pains" with regard to transportation. In the original survey of the town, some twenty miles of streets were laid out, and these were graded at intervals by the Chandler Improvement Company. Outside the town proper, provision had been made for a system of rural roads, and trips from Chandler to local farms or to Phoenix were easily made, except when heavy rains rutted the dirt surfaces.

In November, 1912, Maricopa County was legally assigned the major thoroughfares in the area, including the road from the baseline through Chandler to a point six miles farther south, and the Kyrene road, running from Kyrene east to Higley.¹²¹ Within Chandler these were called Arizona Avenue and Cleveland Street, respectively.

Although the local situation was generally satisfactory, many in Chandler felt it was desirable that the town should be more readily accessible from other parts of Arizona, as well as from other states. An automobile trip to Tucson, for example, was an uncertain undertaking over poorly-marked and unpaved roads, the conditions of which varied from fair to impassable.

Early in Chandler's history an opportunity to effect just such an improvement presented itself. In August, 1912, it was reported that the state of Arizona contemplated the construction of a highway from Tucson to Phoenix over a route not yet designated.¹²² In order to foster this aid to transportation, the Chandler Chamber of Commerce, recently organized by Dr. Chandler, promised to improve and maintain the road from Chandler to Higley. Citizens of the latter community agreed to do the same for the stretch of road from this community agreed to do the same for the stretch of road from this point to the Maricopa-Pinal line, and Pinal County officials would assume the responsibility for the remainder of the distance to Florence.¹²³ As a result of these plans, Chandlerites thought they had a convincing argument for causing the state highway department to adopt this as a part of the proposed highway.¹²⁴ Department officials, however, were too concerned with the uncontrollable Queen Creek to risk the adoption of the proposed alignment.¹²⁵ As constructed, the state highway approximated the present location of U.S. Highway 80-89 north from Florence to Florence Junction and then northwest to the Apache Trail.

The people of Chandler also had a railroad transportation prob-

¹²¹*Chandler Arizonan*, November 20, 1912. In 1915, rural roads in the Chandler-Gilbert-Higley area became part of County Road District No. 7. *Ibid.*, March 5, 1915.

¹²²*Chandler Arizonan*, August 23, 1912.

¹²³*Ibid.*

¹²⁴A route from Tucson to Florence had already been surveyed. *Report of the State Engineer of the State of Arizona*, July 1, 1909 to June 30, 1914, p. 123.

¹²⁵Oral statement of Albert J. Wolf to the author, April 2, 1954.

lem. In 1911 the Casaba branch of the Arizona Eastern Railroad had been built to serve the Chandler Ranch. This line, soon called the Chandler Branch, terminated six miles south of the town at Casaba. About seven miles west of town a branch of the Southern Pacific Railroad—the Maricopa, Phoenix, and Salt River Valley—was located. It connected the main line of the Southern Pacific with the larger valley communities. To the east another branch of the Arizona Eastern connected Hayden and other mining areas with Phoenix.

An agreement between Dr. Chandler and the Arizona Eastern resulted in twice-daily passenger service between Chandler and the capital city.¹²⁶ This agreement, however, was only in force for about a year;¹²⁷ thereafter, passenger trains only operated three times a week. Those desiring to travel between Chandler and Mesa, Tempe, and Phoenix usually relied on the Fike Stage Line Company, which operated a fleet of Ford touring cars.¹²⁸

In the fall of 1912 it appeared as though Chandler might soon be located on a main line railroad. A traffic agreement between the Santa Fe and Rock Island systems, reportedly arranged in 1911,¹²⁹ provided for an extension of the El Paso and Southwestern Railroad from Tucson to Phoenix via Chandler.¹³⁰ If this agreement had been carried out—if, indeed, it ever existed—both railroads would have utilized this route.

In addition, the same issue of the newspaper reported that the Southern Pacific would soon establish shops in Phoenix, and that such a move presaged the completion of the Box Canyon gap.¹³¹ Quite naturally the people of the Chandler District were pleased with the prospect of being situated on three mainline railroads—Santa Fe, Rock Island, and Southern Pacific—where none then existed. Advantages would have been many, including better service, more industry, and certain publicity.

It seems apparent, however, that this Southern Pacific move, like the Rock Island-Santa Fe agreement, was either pure rumor or a plan which was shortly dropped. In any event, nothing further was heard of it.¹³²

Then, in March, 1914, a rumor concerning another mainline rail-

¹²⁶ Gilbert, *op. cit.*; *Chandler Arizonan*, March 14, 1913.

¹²⁷ Gilbert, *op. cit.*

¹²⁸ *Ibid.*; *Arizona Republican*, May 28, 1915.

¹²⁹ *Chandler Arizonan*, September 21, 1912.

¹³⁰ The Phelps-Dodge Corporation controlled both the El Paso and Southwestern and the Rock Island systems. *Ibid.*, September 21, 1912.

¹³¹ *Ibid.*

¹³² The site of the Box Canyon gap is also a matter of conjecture. The three most probable locations are: (1) between Santan and Queen Creek, (2) between the Chandler Branch and the Maricopa, Phoenix, and Salt River Valley line, and (3) somewhere along the San Pedro Valley between Winkelman and Benson.

road was in evidence.¹³³ At the same time, an electric railroad was foreseen as a possibility for the area.¹³⁴ But Chandler was not to be situated on a main route until 1926.

These recurring disappointments were brushed aside, and satisfaction was obtained from the erection of cattle pens for shipping via the Arizona Eastern,¹³⁵ while some relief was provided in the matter of freight rates.¹³⁶ Moreover the high demand for the crops grown in the area continued unabated. In 1913, 8,817 cars of produce were shipped out of Chandler.¹³⁷ Hay and grains were the leading items, but cotton was not far behind, and the United States was fostering its continued cultivation in the valley.¹³⁸ The buying and selling of livestock also occupied many of the local farmers.¹³⁹

The effect of Congress' declaration of war was felt almost immediately in Chandler, as it was elsewhere, when the first draft registration was held. In June, 1917, 208 Chandler men between the ages of twenty-one and thirty-one registered for military service.¹⁴⁰ One hundred more appeared before draft officials, who visited nearby cotton camps.¹⁴¹ In August the first local boy, Roy Balmas, was accepted into the new National Army.¹⁴² By May, 1918, some thirty-six Chandler men had been drafted, and about twelve had enlisted.¹⁴³ On September 12, 1918, another registration, this time for men between the ages of eighteen and forty-five, totaled "some 500" in Chandler and an additional 239 in Goodyear.¹⁴⁴

Those at home continued to plant their crops and tend their businesses. A local Red Cross chapter was started and became perhaps the most active organization in town.¹⁴⁵ Chandler quickly responded also by over-subscribing to the several Liberty Loans, the Red Cross War Fund campaign, and the United War Fund campaign. Children in school organized a War Savings Stamps sales program.

By May, 1918, with practically every person in the district participating in the war effort in one or more ways, there was a noticeable increase in morale, which had apparently slumped somewhat the preceding fall and winter. "Service" seems to have been the key-

¹³³ *Chandler Arizonan*, March 20, 1914.

¹³⁴ *Ibid.*

¹³⁵ *Ibid.*, November 22, 1912.

¹³⁶ *Ibid.*, August 2, 1912.

¹³⁷ *Ibid.*, April 24, 1914.

¹³⁸ *Ibid.*, May 29, 1914.

¹³⁹ *Ibid.*, June 11, 1915.

¹⁴⁰ *Ibid.*, June 8, 1917. Fifty-four of these were reportedly aliens, mostly Mexicans.

¹⁴¹ *Ibid.*

¹⁴² *Ibid.*, August 17, 1917.

¹⁴³ *Ibid.*, May 31, 1918.

¹⁴⁴ *Ibid.*, September 13, 1918.

¹⁴⁵ *Ibid.*, November 2, 1917 *et passim*.

note, although there were a few disgruntled individuals.¹⁴⁶ A Patriotic League was organized to further the war effort. The local grocery stores complied with the request of the Federal Food Administration and closed on Sundays.¹⁴⁷ Optimism prevailed as the war neared its end. Then, with the armistice just a month in the future, the epidemic of influenza entered the Salt River Valley.¹⁴⁸

At first, Chandler proper was not affected, but the schools, churches, and other places of congregation were closed.¹⁴⁹ Nevertheless by October 18, there were seventy-five cases of the "flu" in the district and four in Chandler.¹⁵⁰ The number of ill persons increased, and, by November 1, at least six had died.¹⁵¹ During the first week in November, seventeen more succumbed. A temporary hospital was set up in the local school,¹⁵² as the "flu" continued its rampage, particularly among the Mexican and Indian elements. Dr. Gilbert, who ministered to the ill during the epidemic, places the total number of deaths in Chandler near fifty.¹⁵³

By the first of December the disease had begun to abate.¹⁵⁴ Precautions, however, were maintained, and the schools, after a complete cleansing, re-opened on December 30. They did not, however, remain open for long. Apparently the County Board of Health almost immediately shut them down again, and instruction was not resumed until January 27.¹⁵⁵

In the meantime the war had ended, although the people in Chandler seemed to notice little if any difference, except for the sighs of relief from those with loved ones in the service. The need for foodstuffs was vital, and the farmers looked forward to continued good times. Servicemen returned one or two at a time and apparently resumed their former occupations. With construction material more plentiful and wartime pressure somewhat eased, new stores and homes were planned and begun. The total value of new buildings erected in Chandler in 1919 was reported to be \$275,000,¹⁵⁶ boosting the assessed valuation to near \$1,000,000.¹⁵⁷ Surrounding

¹⁴⁶*Ibid.*, May 31, 1918.

¹⁴⁷*Ibid.*

¹⁴⁸*Ibid.*, October 11, 1918.

¹⁴⁹*Ibid.*

¹⁵⁰*Ibid.*, October 18, 1918.

¹⁵¹*Ibid.*, October 25 and November 1, 1918.

¹⁵²*Ibid.*, December 7, 1918.

¹⁵³Oral statement to the author, December 12, 1953. In one family, seven children succumbed. *Chandler Arizonan*, November 22, 1918. Although statistics are inaccurate, it seems probable that the death toll in the United States was about 500,000, and in the entire world, at least 6,000,000. Allan J. McLaughlin, *The Communicable Diseases*, p. 70.

¹⁵⁴However, among the Pima on the reservation, the pandemic continued into 1919. *Chandler Arizonan*, February 14, 1919.

¹⁵⁵*Ibid.*, January 31, 1919.

¹⁵⁶*Ibid.*, December 19, 1919.

¹⁵⁷*Ibid.*, January 20, 1920.

communities, such as Goodyear, Gilbert, and Higley, likewise experienced economic gains. Bank of Chandler deposits soared,¹⁵⁸ and, as an added reflection of prosperity, the *Chandler Arizonan* was issued semi-weekly.¹⁵⁹

The one thing lacking during the very prosperous year of 1919 was, according to one Phoenix newspaper, an active Chamber of Commerce.¹⁶⁰ The chamber seems to have been founded during the summer of 1912. George Peabody, the chamber's first secretary, was instrumental in convincing the Arizona Eastern of the need for cattle loading pens on the Chandler Branch.¹⁶¹ His efforts in behalf of the local farmers were, to a large degree, responsible for the first cotton gin.¹⁶² He had tried to resign as secretary in September, 1912, but his resignation was not accepted, and he remained nearly a year longer in that capacity.

Under his successor, Dr. Barackman, the Chamber of Commerce continued to function for a time, but it seems apparent that the merchants were not wholeheartedly in sympathy with either the goals or the achieved results of the organization. During World War I the chamber experienced a decline,¹⁶³ and it was ironic that Chandler should enter upon its postwar boom without the guidance of such an organization of businessmen.

As 1919 drew to a close, Chandler residents could look upon their thriving community with much satisfaction. The town was then comprised of two banks, four hotels, five restaurants, two lumber yards, two hardware stores, seven grocery stores, five dry goods establishments, one bakery, two drug stores, three public garages, two service stations, three blacksmith shops, four real estate firms, two dry cleaners, one motion picture theater, three cotton gins, one canning factory, one newspaper, three lodges, one woman's club, five churches, a complete public school system, and "1,500 wide-awake people."¹⁶⁴ A new slogan, "Chandler—City of Progress," was adopted and became the keynote.¹⁶⁵ With the best agricultural year in Arizona's history behind them,¹⁶⁶ Chandlerites, like many of their fellow Americans, looked forward optimistically to the new decade. Few, if any, foresaw the recession which struck the farmers in the valley just five months later.¹⁶⁷

¹⁵⁸See Table 2.

¹⁵⁹*Chandler Arizonan*, December 9, 1919.

¹⁶⁰*Arizona Republican*, May 16, 1919.

¹⁶¹*Chandler Arizonan*, August 30, December 6 and 13, 1912.

¹⁶²*Ibid.*, September 6, 1912.

¹⁶³*Arizona Republican*, May 16, 1919.

¹⁶⁴*Chandler Arizonan*, December 19, 1919.

¹⁶⁵*Ibid.*, January 2, 1920.

¹⁶⁶*Ibid.*, January 6, 1920.

¹⁶⁷Chester C. Davis, "The Development of Agricultural Policy Since the End of the World War," *Yearbook of Agriculture*, 1940, p. 298.

CHAPTER IV

RECESSION AND RECOVERY, 1920-1929

Although the period from 1920 to 1929 has often been referred to as the "Golden Twenties," the financial condition which confronted the American farmer during this decade left much to be desired. The cessation of foreign loans by the United States and the recovery of European agriculture were probably the most important factors contributing to this situation. In the United States, recovery from the primary post-war depression set in within a year, as measured by the index of prices received by farmers,¹ and conditions improved until 1929, except for a minor set-back in 1926-27. Agrarian groups were hopeful that the upward trend would continue, but the stock market crash of 1929 and the events which followed completely shattered this dream.

The Chandler District, the economy of which has always been principally agrarian, does not appear to have been as seriously affected as other segments of American agriculture. A definite recession was in evidence from 1920 to 1923, but much occurred within the area, especially in Chandler proper, which belied the existence of any extended and deep-rooted depression. The rest of the decade saw the completion of an even greater number of needed improvements within the community.

For eighteen months after the armistice, agricultural prices continued to spiral upward, and it appeared as though the world would never be able to catch up with the accumulated shortages.² As late as March, 1920, there was a general belief that the enormous demand for farm products would continue. In expectation of continued or even increased demands for long staple cotton, farmers in the Salt River Valley planted 142,000 acres out of a total of about 203,000³ to this commodity.⁴ In February and March, eight or nine months in advance of crop maturity, the price was being quoted at \$.90 a pound⁵ and, by early May, it exceeded \$1.00.⁶ Then, the market broke. In seven months the price plummeted to \$.28, while other agricultural prices experienced a similar decline.⁷ But with the drop came no concomitant decrease in fixed farm costs, which have always been high in intensively irrigated areas like the Salt River Valley.

¹See Fig. 1.

²A. B. Genung, "Agriculture in the World War Period," *Yearbook of Agriculture*, 1940, p. 294.

³U.S. Reclamation Service, *Annual Report*, 1920-21, p. 76.

⁴See Appendix III. In the same year, the total long staple acreage in Arizona was 200,000 (*ibid.*) and for the United States, 243,000. Hathorn, *op. cit.*, p. 3.

⁵*Arizona, the New State Magazine*, Vol. XI, Nos. 2-3 (February-March, 1920), p. 3.

⁶Price, *op. cit.*, January 21, 1954.

⁷Genung, *op. cit.*, p. 287.

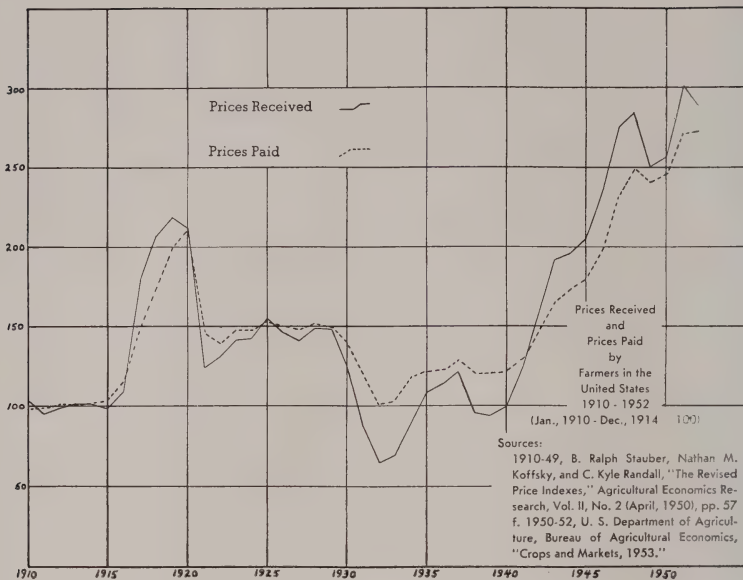


Figure. 1—Prices received and prices paid by farmers in the United States, 1910-1952.

Vehement protests from farmers everywhere were of no avail. Agriculture had entered the primary post-war depression.

Early in 1921 the new Congress, recognizing the seriousness of the farm problem, created a Joint Commission of Agricultural Inquiry for the purpose of investigating the condition of the American farmer.⁸ This body reported that in May, 1921, the purchasing power of the farmer's dollar was only 77 per cent of its pre-war value and that the prices of farm products had declined more rapidly and had fallen to a lower level than those of other commodities.⁹ It was also determined that unduly high freight rates,¹⁰ the need for an integrated and adequate warehouse system,¹¹ and the lack of facilities for intermediate credit were contributing factors.¹²

Meantime the Republican regime had enacted an emergency tariff, which included a duty of seven cents a pound on all cotton one and three-eighths inches and longer.¹³ This law, however, was in effect only from May, 1921, to September, 1922,¹⁴ and failed to aid the

⁸67th Cong., 1st sess., Report No. 408 (*The Agricultural Crisis and Its Causes*), Part I, p. 9.

⁹*Ibid.*, p. 13.

¹⁰*Ibid.*, p. 20.

¹¹*Ibid.*, p. 24.

¹²*Ibid.*, *Credit*, Part II, pp. 7 ff.

¹³42 U.S. Statutes 9 (1921).

¹⁴*Ibid.*, p. 989 (1922).

long staple industry materially.¹⁵ Following the tariff change, the price of the long staple variety reached \$.47 a pound in 1924. During the following sixteen years, however, the American-Egyptian industry was an extremely unstable one and farmers in the Salt River Valley, in Arizona, and throughout the United States generally have avoided its cultivation.¹⁶

About 1922, owing to irregular conditions of the long staple industry, Arizona farmers began the large-scale production of Upland, or short staple, cotton.¹⁷ Since that time, because Upland cotton has appeared to be the better alternative, farmers in Arizona have, in general, increased the acreage in short staple cotton and decreased the planting of the American-Egyptian variety.¹⁸ What has been true of Arizona as a whole has also been true of the Salt River Valley.¹⁹

While the basic competition for Arizona farm land has been between the two varieties of cotton, the importance of alfalfa must not be overlooked. While often regarded, and rightfully so, as a soil-building agent and therefore contributory to the success of cotton, lettuce, and other crops, alfalfa has also been an important cash crop in its own right. In the Salt River Valley the average gross return per acre from alfalfa has been greater than from any other general field crop grown to any extent, cotton excepted. As a result, from 1920 to 1933, the acreage in alfalfa increased.²⁰

The reason behind the depressed condition of American agriculture during the early twenties can be explained in terms of an economic predicament which existed. Up to World War I, the United States was a debtor nation. In 1914 we were in debt to the people of Europe, and we paid the interest on this debt with our surplus commodities. When the war intensified our foreign trade and billions of dollars were loaned to the Allies, we quickly shifted to a creditor position, and, by 1919, Europeans were in debt to us. They no longer took our surplusage, but preferred to return their commodities to us in retirement of their interest and indebtedness.²¹ Thus arose the problem of farm surplus disposal, a problem which is still with us today.

¹⁵See Appendix III.

¹⁶Hathorn, *op. cit.*, pp. 7, 56, 58, 59; See also Appendix III.

¹⁷Hathorn, *op. cit.*, p. 11. In the years 1913-21, small amounts of Upland cotton had been planted in Arizona. *Ibid.*, p. 60.

¹⁸*Ibid.*, p. 11.

¹⁹See Salt River Valley Water Users' Association, *Annual Crop Reports, Salt River Valley Project*, 1922-52.

²⁰*Ibid.*

²¹See statement by A. W. B. Kjosness in U.S. Chamber of Commerce, *Proceedings of the Regional Agricultural Conference of Agricultural and Other Industrial Representatives*, A Report of the Conference Held at Salt Lake City, October 1-2, 1926, p. 71.

The national economy as a whole was on the road to recovery by 1922, but agriculture lagged behind.²² In the Chandler District recovery did not seriously begin until 1923.²³ By the following year conditions were still better, and, in 1925, most of the local farmers and businessmen were reported to have largely liquidated their financial burdens.²⁴ Except for a minor and short-lived set-back in 1926-27, the years 1924-29 represented a continuous upward adjustment for Chandler.

During the period from 1912 to 1920, Chandler was an unincorporated community and, as such, had no legal status. In the absence of any constituted authority, the Chandler Improvement Company maintained the streets²⁵ and provided domestic water.²⁶ Police protection was furnished by the county sheriff; in March, 1917, the Chamber of Commerce purchased a five-hundred-foot hose to be used when needed by the local volunteer fire fighters.²⁷

The population growth of the Chandler District motivated the creation of a separate juridical subdivision in 1914 with Arthur Price as the first justice of the peace.²⁸ Four years later the county established two new voting districts, East Chandler Precinct and West Chandler Precinct, with Arizona Avenue as the dividing

During the early weeks of 1920, just prior to the onset of the recession, the people of Chandler took an important step by forming a municipal corporation. The matter was under serious consideration by the citizens as early as May, 1918.²⁹ Despite the knowledge that taxes would surely increase, the citizens, in the months that followed, put forth a number of arguments favoring the move. For example, the rapid growth of Chandler pointed up the need for organized authority.³¹ It was also said that too few people were actively aiding Chandler's continued growth, and these few were acting independently.³² Moreover the high mortality rate during the "flu" pandemic

²²U.S. Department of Commerce, *Commerce Yearbook*, 1922, p. 1.

²³*Chandler Arizonan*, December 31, 1925.

²⁴*Ibid.*
line.²⁹

²⁵*Ibid.*, February 20, 1920.

²⁶*Supra*, pp. 71 f.

²⁷*Chandler Arizonan*, March 9, 1917.

²⁸*Ibid.*, July 10, August 3, 1914. Gilbert and Higley were included in his jurisdiction.

²⁹*Ibid.*, March 22, 1918. The exact boundaries of these two units are unknown. At the present time, each precinct contains thirty-six square miles (cf. *Boundaries of Election Precincts for 1954 Election* [issued by the Board of Supervisors of Maricopa County, Arizona?], Phoenix [n.d.]). It is not believed that the original boundaries have been altered much, if at all, during the intervening period.

³⁰*Ibid.*, May 3, 1918.

³¹*Ibid.*

³²*Ibid.*

was blamed on a lack of organized care, such as an incorporated community might provide.³³

Arizona law stipulated that to incorporate a town there must be a minimum of five hundred inhabitants and that two-thirds of all the real property owners therein must sign the appropriate petition.³⁴ A "directory census" taken in November, 1918, showed between 1,100 and 1,200 people residing in Chandler.³⁵ Therefore, the petition was drawn up and circulation begun.³⁶ Very shortly, however, a rather complex situation developed which postponed final consummation of the movement for more than a year.

In late 1918 or early 1919 the Maricopa County Board of Supervisors, desiring to embark on a road improvement program throughout the county, ordered a \$4,000,000 bond issue election to be held. Circulation of the incorporation petition was suspended when it was pointed out that if the road bonds were voted and Chandler was yet unincorporated, the main thoroughfares in town would be paved at county expense. Whereas, if incorporated, no portion of the bond issue would accrue to Chandler, and the town would have to tax its own inhabitants or allow the streets to remain unimproved.

Despite the opinion of some that Chandler should be incorporated immediately, regardless of the added expense of street improvement, no official action was resumed. On May 17, 1919, voters in the county approved the road bond issue.³⁷ Both the chairman of the county board and the county attorney assured the town that a portion of this fund was specifically set aside for the improvement of the roads through Chandler, and that incorporation before the actual improvements were completed would make no difference.³⁸

Thus, the way was cleared for this important step. On January 21, 1920, a mass meeting of the townspeople showed an overwhelming sentiment for incorporation.³⁹ A week later, a group of the leading citizens convened to make the final arrangements. The corporate limits were determined and a new petition drawn up.⁴⁰ The town boundaries enclosed an area somewhat larger than the original town-

³³*Ibid.*, November 8, 1918.

³⁴*Arizona Code*, 1939, p. 539.

³⁵*Chandler Arizonan*, November 29, 1918. The number of real property owners was not reported.

³⁶*Ibid.*

³⁷*Arizona, the New State Magazine*, Vol. X, No. 5 (May, 1919), p. 3.

³⁸*Chandler Arizonan*, June 20, 1919; January 9, 1920.

³⁹*Ibid.*, January 23, 1920. Only three out of two hundred were overtly opposed.

⁴⁰*Ibid.*, January 30, 1920. The *Arizonan* reported an amusing incident, which occurred at this meeting. Price stated that a name must be selected for the new corporation, and he asked Dr. Chandler if he had any suggestions. The doctor, in a short speech, was able to sidestep the issue and resumed his seat without having committed himself. After a few more minutes of good-natured repartee, it was suggested that, since the town had been called Chandler for nearly eight years, it ought not to be changed now. *Ibid.*

site, but did not include the eighty-acre San Marcos golf course.⁴¹

By the middle of February the requisite number of signatures had been obtained. On Monday evening, February 16, a Chandler delegation presented the completed petition to the Maricopa County Board of Supervisors. After a perfunctory examination of the document and a short period of questioning, the board approved the establishment of Chandler as a municipal corporation under the laws of the state.⁴² In accordance with its authority, the board appointed the first common council for the community and also unofficially named Dr. Chandler as the first mayor.⁴³

The first meeting of the Common Council of Chandler was held the following night, at which time the council officially elected the town founder to the offices of mayor and president of the council.⁴⁴ The other members were D. A. Jacobson, J. B. Weber, Abe Lukin, and J. L. Peterson.⁴⁵ Price, who had given much of his time to the legal aspects of incorporation, became the first town attorney and shortly drew up the first ordinances.⁴⁶ Other early officials were W. W. Pickrell, town clerk; D. M. Arnold, police judge; and C. L. Malone, town marshal.⁴⁷

At his own request, Dr. Chandler served as mayor for only a short time.⁴⁸ At the first council election—in May, 1920—his name was not on the ballot. Elected at this time were Jacobson, Joseph Smith, H. C. Gardner, G. R. Armstrong, and F. S. Seaver.⁴⁹ Jacobson was chosen mayor unanimously.⁵⁰

The exact population of Chandler at the time of incorporation is unknown, inasmuch as the 1920 Federal census was enumerated before the middle of February.⁵¹ The census does show that the population of the East Chandler Precinct was 2,764, while 3,224 lived in the West Chandler Precinct.⁵² Later in the year the population within the corporate limits was estimated at 1,600.⁵³

The 1930 population of Chandler was 1,378,⁵⁴ which seems to indicate a net loss during the decade of about 14 per cent. One

⁴¹*Ibid.*, February 6, 1920.

⁴²*Ibid.*, February 20, 1920.

⁴³*Ibid.*

⁴⁴*Ibid.*

⁴⁵*Ibid.*, February 17, 1920.

⁴⁶*Minutes of the Common Council of Chandler, Arizona* (hereinafter cited as *Minutes*), March 9, 1920.

⁴⁷*Ibid.*, March 4 and 8, 1920.

⁴⁸Price, *op. cit.*, February 7, 1954.

⁴⁹*Chandler Arizonan*, May 25, 1920.

⁵⁰*Ibid.*, June 1, 1920.

⁵¹*Ibid.*, October 5, 1920.

⁵²U.S. Bureau of the Census, *Fourteenth Census of the United States: 1920. Population*, Vol. I, p. 341.

⁵³*Chandler Arizonan*, October 5, 1920.

⁵⁴U.S. Bureau of the Census, *Fifteenth Census of the United States: 1930. Population*, Vol. I, p. 47.

informant, however, believes that the 1920 estimate was too high and that Chandler's population, while fluctuating during the period, was approximately the same in 1930 as it had been ten years earlier.⁵⁵

Despite the depressed economic conditions of the early twenties, the people of Chandler were determined to provide for the school population, which had steadily increased since 1911. When the 1920-21 academic year opened, there were 450 pupils in the elementary school and 115 more in the high school.⁵⁶ This was an increase over the preceding year, when lack of schoolroom space had forced the renting of rooms in the Methodist church building.⁵⁷ As noted above, the ever-present problem had resulted in two bond issues in 1919.⁵⁸ A sum of \$121,800 had been voted for the purchase of land and the erection of part of a new secondary school unit. For additions to the property owned by District 57, the voters authorized an additional \$3,200.

The north and south wings of the present high school building were under construction when the economic crisis struck in the spring of 1920. Despite the downward plunge of agricultural prices, the voters of the two school districts, elementary and secondary, were committed to a program of expansion. Early in November, 1920, two further bond issues were authorized, totaling \$220,000. The largest portion, \$170,000, was used to complete the high school plant, while the balance was for a new elementary building.⁵⁹

One of the bright spots of the year 1921 was the busy activity in connection with the erection of these new buildings. In September, with the elementary plant nearing completion, the enrollment in the grades approached 1,000 youngsters. Before the academic year ended, the 1,000 mark had been passed.⁶⁰ This rapid increase, which also affected the high school, was probably occasioned by two factors. One was the economic recession, which may have caused more boys and girls to remain in school; the other was the enlargement of the school districts, elementary and secondary, to include an area of eighty square miles.⁶¹ This expansion had been effected in June, 1920, and brought the one-roomed school at Tyler, several miles southeast of Chandler, into the district. When this change

⁵⁵Price, *op. cit.*, January 21, 1954.

⁵⁶*Chandler Arizonan*, September 24, 1920. In addition, there were seventy-one pupils enrolled in the Goodyear school (*ibid.*) and an unknown number at Tyler.

⁵⁷*Ibid.*, September 26, 1919.

⁵⁸*Supra.*, p. 76.

⁵⁹*Chandler Arizonan*, November 9, 1920.

⁶⁰*Ibid.*, March 9, 1922.

⁶¹*Ibid.*, June 4, 1920 and May 4, 1922. The two districts were, and still are, co-terminous. Oral statement of Wilfred G. Austin (hereinafter cited as Austin), January 21, 1954.

occurred, the number of the elementary district was changed from 57 to 80.⁶²

The enlarged elementary plant, comprising five units, contained a total of fifteen classrooms, in addition to manual training and agricultural shops, a combination gymnasium and cafeteria, and playground facilities.⁶³ District 80 also rented four rooms at Good-year and owned the small school building at Tyler.⁶⁴ Thereafter, the students in that area were transported to Chandler by bus.⁶⁵

The high school building, which has long been the pride of Chandlerites and is just as modern in appearance today as thirty years ago, was completed early in 1922. Facilities included twenty-five classrooms plus a physics laboratory, a chemistry laboratory, a domestic science room, a study hall, and a combination assembly room and library.⁶⁶ Ceremonies commemorating the completion of the building were held on May 10, 1922. The main speaker for the occasion was no less a person than Dr. John T. Tigert, United States Commissioner of Education.⁶⁷

Toward the end of the decade it was reported that the Mexican youngsters in Chandler were very irregular in their school attendance. The leading Mexican citizens admitted that this was true, but attributed it to the distance of their section of town from the school grounds.⁶⁸ This situation prompted the school board to order the construction of a small building in the southeast part of town between Saragosa and Morelos Streets. The Winn School, as it has since been called, contained grades one and two initially.⁶⁹ In the 1930's a third grade was added, and, in 1939, two additional rooms were constructed.⁷⁰

Throughout the years since the first high school class graduated in 1918, those Chandler young people who have gone on to college have generally favored Arizona State College at Tempe more than any other single institution.⁷¹ The primary reason for this was, and still is, the nearness of that campus to Chandler. In the mid-twenties, however, it appeared for a time that Chandler was going to have its own college. The Presbyterian Church, which had long engaged in missionary work among the Pima on the near-by reservation and

⁶²*Ibid.*

⁶³*Chandler Arizonan*, May 4, 1922.

⁶⁴*Ibid.*

⁶⁵Austin, *op. cit.*, February 5, 1954.

⁶⁶*Chandler Arizonan*, May 4, 1922.

⁶⁷*Ibid.*, May 11, 1922.

⁶⁸*Ibid.*, June 20, 1929.

⁶⁹*Ibid.*

⁷⁰Austin, *op. cit.*, February 5, 1954.

⁷¹*Ibid.* From 1918 to 1953, 528 of the 1,234 graduates of Chandler High School have pursued further training in some college or university.

elsewhere, seriously considered establishing such an institution.⁷² In the autumn of 1924 the Presbyterian Christian Board of Education in Philadelphia was reported to have adopted the plan, and it is believed that they then sought financial assistance from the Rockefeller Foundation.⁷³ Chandler University, however, never came into existence owing primarily to a lack of funds. A public subscription in Arizona was not forthcoming, and, apparently, no other source was available.⁷⁴

Another bright spot in the year 1921, in addition to the extensive school plant enlargement, was the street paving program. The \$8,500,000 county road bond issues prompted the Chandler council to lay plans for paving the business district within the community.⁷⁵ This decision was made inasmuch as Twohy Brothers Company, the firm which was awarded the county contract, was also available to make these local improvements at reduced cost.

During the summer months, the roads in the Mesa-Chandler-Gilbert area were paved with concrete.⁷⁶ In September the contracting concern began work on the streets in Chandler's business district.⁷⁷ In a few weeks the work was completed. This improvement, along with the extensive building activity on the school grounds, caused Chandlerites to forget, temporarily at least, their financial worries. They were proud that, despite the recession, something was being done to follow the slogan, "Chandler—City of Progress." No doubt many were reminded of the "good old days" of 1919 and early 1920 and were determined that such should come again to their community.

The entire park area, long since dedicated to the use of the community, was deeded to the town by Dr. Chandler just before this paving began. Traffic passing through Chandler, however, still had to drive around the park, inasmuch as the present alignment of state highway 87, dividing the park into east and west sections, was not made until twenty years later.⁷⁸

In addition to the improved road conditions in the Salt River Valley, better transportation facilities were afforded between the valley and the southern part of the state when the United States constructed several roads across the Gila River Indian Reservation. The main thoroughfare was one which connected Chandler and Casa

⁷²*Chandler Arizonan*, July 7, 1924. For the story of the missionary work among the Indians, see John M. Hamilton, "A History of the Presbyterian Work Among the Pima and Papago Indians of Arizona" (Unpublished Master's Thesis, Department of History, University of Arizona, 1948).

⁷³Price, *op. cit.*, February 7, 1954.

⁷⁴*Ibid.*

⁷⁵*Minutes*, January 3, 1921. An additional \$4,500,000 was obviously added to the amount voted in 1919.

⁷⁶*Chandler Arizonan*, August 25, 1921.

⁷⁷*Ibid.*, September 22, 1921.

⁷⁸*Inrfa.*, p. 153.

Grande. It was not until the autumn of 1926, however, that the Sacaton bridge-and-dam was completed crossing the Gila.⁷⁹

With the transportation problem considerably eased, the next concern in Chandler was in regard to a town hall and jail. The lack of a jail was reported to be costing the town about \$700 per year, because all prisoners had to be incarcerated in Mesa, and a charge of seventy-five cents per person per day was made for subsistence.⁸⁰ It was also pointed out that, if Chandler had a jail, the prisoners could be made to work out their sentences on such tasks as street cleaning, repairing, and so forth.

During the same period, the council decided that it was time for Chandler to have its own town hall. A sum of \$2,000 was appropriated for the purchase of two lots from the Chandler Improvement Company.⁸¹ While this structure was being planned, negotiations were consummated to purchase the jail which had long been used in Solomonville, Arizona.⁸² The town council voted \$1,000, \$400 of which was to be used to transport the jail to Chandler.⁸³ After some difficulty, it was brought to town and incorporated as part of the new town hall. Maricopa County assisted in these improvements by providing \$3,500; the building was erected at a cost of \$8,000 and is the same one presently located in Chandler, although extensive remodeling followed in 1939.⁸⁴

The townspeople turned their attention next to three further projected improvements, all of which were taken under advisement at the same time. These three, with the engineering estimate concerning the cost of each were: (1) a sewage disposal system, \$55,000; (2) a new water works, \$50,000; and (3) an extensive street lighting system, \$40,000.⁸⁵ Through the summer and early autumn, this \$145,000 bond issue was debated. Some favored these installations, but, in the final analysis, the voters remembered only too well the financial recession from which they were then beginning to emerge. Chandler still owed \$82,000 of the 1921 street paving bonds, and favoring these three improvements reportedly would have raised the town indebtedness to about 23 per cent of its assessed valuation.⁸⁶ There was also an unknown amount still outstanding on the recently-completed school buildings. Thus, all three items were decisively

⁷⁹*Chandler Arizonan*, September 23, 1926. This was just twenty-two days before the opening of the Southern Pacific mainline through the valley.

⁸⁰*Ibid.*, August 11, 1921, August 10, 1922.

⁸¹*Minutes*, September 11, 1922.

⁸²*Chandler Arizonan*, August 31, 1922. This jail dated back at least to 1886, when Geronimo, the famous Apache chieftain, was imprisoned in it. *Ibid.*, October 27, 1932.

⁸³*Ibid.*, August 31, 1922.

⁸⁴*Ibid.*, August 10, 1922; February 15, 1923; April 13, 1939.

⁸⁵*Ibid.*, March 22, 1923.

⁸⁶*Ibid.*, October 4, 1923.

defeated.⁸⁷

Nevertheless, that which Chandlerites felt they could not do all at once was essentially accomplished in three successive steps. First, the ambitious street lighting program was curtailed, and twenty lights were installed around the park, so at least that part of the town was well lighted.⁸⁸

The second step was the construction of the municipal water works. Although better times had returned, the \$100,000 bond issue was passed primarily because it had been shown that a municipal-owned water system would actually be profitable. A survey revealed that the annual revenue from the sale of water plus the savings in fire insurance rates would exceed the yearly operating cost, including also the payment of interest and the retirement of the principal.⁸⁹

Not long after this proposition had been passed, a difficulty arose. The Salt River Valley Water Users' Association, which had promised to provide power for the operation of the pumps, stated that it could not infringe on the rights of the Southside Gas and Electric Company, which had provided Chandler's domestic power for years.⁹⁰ Although it was pointed out that these two concerns were already in competition in areas adjacent to Chandler, the association was adamant.⁹¹ The town council was preparing to make an appeal to the State Corporation Commission, when a third utility entered the picture. The Central Arizona Light and Power Company, which had an option on the distributing system of Southside Gas, offered to supply the necessary power if Chandler would grant them a twenty-five year franchise.⁹² The town council, therefore, delayed its appeal, waiting for a definite rate from this third utility.⁹³

After many weeks of delay, with the status quo unchanged, the town council seriously considered buying the power plant of the Southside Gas and Electric Company. The people in Gilbert expressed an interest in joining Chandler in this move.⁹⁴ A month later, in February, 1926, Harry Chandler, Dr. Chandler's brother and president of Southside Gas, offered Chandler a rate of three cents per kilowatt-hour for the necessary power.⁹⁵ A month later he reduced the price to two and one-half cents.⁹⁶

By this time the townspeople were anxious to bring this complicated and somewhat irksome business to a conclusion. The proffered

⁸⁷*Minutes*, October 15, 1923.

⁸⁸*Chandler Arizonan*, November 29, 1923.

⁸⁹*Ibid.*, June 4, 1925. An additional \$15,000 had to be voted to complete the system. *Ibid.*, March 17, 1927.

⁹⁰*Ibid.*, August 6, 1925.

⁹¹*Ibid.*

⁹²*Ibid.*, September 3, 1925.

⁹³*Ibid.*

⁹⁴*Ibid.*, January 7, 1926.

⁹⁵*Ibid.*, February 4, 1926.

⁹⁶*Ibid.*, March 4, 1926.

rate was accepted and a contract signed with Southside Gas.⁹⁷ With the power situation settled, so it was believed, the new town wells were dug, the water tested as to quality, and, shortly, the new system was put into operation.⁹⁸ The old well in the south park was abandoned and the equipment removed.⁹⁹

But the power problem was not yet concluded. Although the Southside Gas and Electric Company had served Chandler's power needs for years, it had never had a franchise. Under the law, the utility was hampered by its inability to bond its system or otherwise borrow money on it. The entire situation was further complicated when Chandlerites refused to grant this franchise at the ordered election.¹⁰⁰ The voters used this means to express their disapproval regarding what they considered poor service in the past.¹⁰¹ Confronted by this decision, Southside Gas sold its distributing system to the Central Arizona Light and Power Company. To this utility the local voters approved the issuance of a twenty-five year franchise, which went into effect on January 1, 1928. This company has served Chandler ever since.

The third of those improvements originally defeated was a modern sewage disposal system. In 1928 the disposal plant was erected one and three-quarters miles west of town at a cost of \$8,433.¹⁰² This sum was to be repaid by assessments levied against those property owners outside the corporate limits who connected their homes with the sewage mains.¹⁰³ The largest part of the bond issue, \$77,178.81 for laying the pipes within the town, was repaid by the property owners at the rate of \$1.26 per front foot, an amount amortized over a ten-year period.¹⁰⁴

Chandler thus completed its municipal water works, sewage disposal system, and the most important part of its street lighting program. In addition, the townspeople, in 1925, voted to establish the town's first zoning ordinance, which superseded the old building restrictions laid down by the Chandler Improvement Company.¹⁰⁵ Yet, important as all these improvements were, many Chandlerites considered them secondary to the arrival of the Southern Pacific's new main line in 1926.

⁹⁷*Ibid.*, April 1, 1926.

⁹⁸*Ibid.*, October 7, December 2, 1926. The *Arizonan* reported that the water was "the most nearly perfect" in the valley. *Ibid.*, December 16, 1926.

⁹⁹*Ibid.*, February 3, 1927.

¹⁰⁰*Ibid.*, June 9, 1927.

¹⁰¹*Ibid.*

¹⁰²*Ibid.*, July 26, 1928.

¹⁰³*Ibid.*

¹⁰⁴*Ibid.*

¹⁰⁵*Ibid.*, February 11, April 29, 1926. These original restrictions were to last for fifteen years; the earliest ones would have expired in 1927. Oral statement by Mrs. C. A. Baldwin to the author, February 6, 1954.

As noted previously,¹⁰⁶ the town had had several disappointments concerning mainline railroads. Dr. Chandler had long been a strong advocate of better transportation facilities for the Salt River Valley, in general, and Chandler, in particular. Therefore, in the summer of 1924, when it was first learned that the Southern Pacific planned a new main line through the valley, he was vitally interested. His dismay knew no bounds when he discovered that the proposed route passed several miles east of Chandler. He proceeded immediately to San Francisco to confer with William E. Sproule, a personal friend and president of the Southern Pacific.¹⁰⁷

Meantime the Chandler Chamber of Commerce, led by its energetic secretary, Sam Bailie, also foresaw the near-disaster which would come to the community unless the route was changed. Bailie caused a new survey to be made, one which brought the new line through Chandler.¹⁰⁸ The railroad officials, upon whom Dr. Chandler brought considerable pressure, examined this proposed alignment and discovered that it was actually an improvement over the one recommended by their own engineers. The grade was easier and the crossing over the Gila more practical.¹⁰⁹

In the final analysis the new Southern Pacific line was constructed over a route almost identical with the one proposed by the Chandler Chamber of Commerce. Without the efforts of this body, the rails would probably have been laid farther to the east, and Chandler's growth might have been paralyzed.¹¹⁰

For two years the construction gangs labored putting in the new mainline. At the same time, there were a number of rumors regarding a new town, which would be built on the railroad, west or southwest of Florence.¹¹¹ Added impetus was given to speculation in that area by the fact that Congress had recently authorized the construction of Coolidge Dam for impounding the Gila River run-off.¹¹² But the people in the Chandler District paid scant attention to these things. They were far more interested in what the new railroad would mean to them. Primarily, the farmers would benefit by more expeditious shipments of their produce to market. It was also expected that the town would become a more important shipping point and that some new industries would locate there.

In the fall of 1926 the Southern Pacific completed its new route. On the morning of October 15 a special train left the old right-of-way near Picacho, steamed north past the new town of Coolidge,

¹⁰⁶*Supra*, pp. 83-87.

¹⁰⁷Oral statement of Marian Chandler to the author, January 20, 1954.

¹⁰⁸*Chandler Arizonan*, July 3, 1924.

¹⁰⁹*Ibid.*

¹¹⁰Price, *op. cit.*, February 6, 1954.

¹¹¹*Chandler Arizonan*, October 16, 1924. This new community, Coolidge, was established in 1926. Barnes, *op. cit.*, p. 109.

¹¹²43 U.S. Statutes 475 (1924).

thence northwest across the Gila River Indian Reservation, and north into Chandler. This train carried special delegations from El Paso and Tucson,¹¹³ and was met by a large and enthusiastic crowd of people at the Chandler station. The train, which was supposed to stop for only twenty minutes, remained nearly an hour longer while the visitors were driven around town and feted by the Chandler townspeople.¹¹⁴ The train then left for Phoenix and an even larger celebration.¹¹⁵

Regular service over the new route was begun in November by the "Californian."¹¹⁶ In the intervening years since 1926 the railroad has routed other trains, including the "Sunset Limited," the "Golden State Limited," and the "Imperial," through the valley. No local passenger trains have ever been used on this route.¹¹⁷

In advertising this new service, the Southern Pacific stated that Chandler was one of the regular stops. The reason for this lay in the popularity of the San Marcos Hotel with a number of wealthy people in the east. In addition, the hotel was ideally situated as headquarters for those who would make excursions over the Apache Trail.¹¹⁸

Not long after the completion of the railroad through Chandler, came concrete evidence of its attendant advantages. The Roosevelt Hay Growers' Association, a farmers' cooperative, erected an alfalfa mill in Chandler.¹¹⁹ Meantime a second mill was constructed by a subsidiary of the Pecos Valley Milling Company of New Mexico.¹²⁰ The success of this second operation prompted the parent organization to build a mill at a cost of \$50,000.¹²¹ Both of these concerns had been attracted to Chandler by the railroad facilities and the extensive alfalfa cultivation in the District.¹²² Although plagued by a large number of fires, one of which completely destroyed the Roosevelt mill,¹²³ alfalfa milling in the Chandler District has continued to the present.

The railroad also aided in an increase in the dairy industry,¹²⁴ the

¹¹³Another special train, containing delegations from Yuma, Los Angeles, and San Francisco, entered the valley from the west. The two trains met in Phoenix, where a tremendous celebration was held. *Arizona Republican*, October 16, 1926.

¹¹⁴*Chandler Arizonan*, October 21, 1926.

¹¹⁵*Ibid.*

¹¹⁶*Ibid.*, November 18, 1926.

¹¹⁷Price, *op. cit.*, February 6, 1954.

¹¹⁸*Chandler Arizonan*, April 14, 1927.

¹¹⁹*Ibid.*, January 3, 1929.

¹²⁰*Ibid.*, May 31, 1928.

¹²¹*Ibid.*

¹²²*Ibid.*, November 15, 1928.

¹²³*Ibid.*, March 7, 1929. Stacked alfalfa is highly combustible. The Pecos Valley mill was also totally destroyed by fire in 1937 (*ibid.*, January 29, 1937). After being rebuilt, it suffered two more fires, less disastrous, six weeks apart in 1939 (*ibid.*, June 2, July 0, 1939).

¹²⁴Price, *op. cit.*, February 6, 1954.

erection of a \$40,000 ice plant,¹²⁵ and construction of a number of new homes.¹²⁶ In 1929, in anticipation of increased tourist business, Dr. Chandler planned a number of improvements at the San Marcos,¹²⁷ adding to the rather extensive work done in 1924.¹²⁸ Near the end of the decade, the town founder planned another hotel, the San Marcos in the Desert, to be located several miles west of Chandler on the southern slopes of the Salt River Mountains. Frank Lloyd Wright, one of America's most noted architects, was commissioned to plan this new hostelry.¹²⁹

Another aspect of the growth of transportation and one perhaps linked with Chandler's renewed growth was the opening of the Chandler Airport. Situated on an eighty-acre plot two miles south of town and west of the railroad, this facility was dedicated in March, 1928, by Governor Hunt of Arizona.¹³⁰ For about a year there was little activity here, but, in February, 1929, Standard Air Lines Incorporated began using the field, providing daily service between California and Texas.¹³¹

Plans were also made to manufacture, on a limited scale, the Chandler "Sparrow Hawk" airplane.¹³² The Chandler Aircraft Corporation, however, never materialized, and no aircraft were ever built in the community. In addition, the coming of the depression resulted in the cessation of service by Standard Air Lines.¹³³ The airport, later moved about two miles farther east, has since been used solely as a landing place for private airplanes, and more recently, as headquarters for two companies engaged in aerial crop dusting in the area.

While the financial conditions of the Chandler District were improving after the post-war recession, the area to the southeast was being developed and soon became tributary to Chandler's social and economic life. This region, generally known as the Higley-Queen Creek district, was bounded on the north by the area around Higley, on the south by Pinal County, and extended east from the Salt River Project. The boom year of 1919 had led a number of far-seeing individuals to begin reclamation of a part of this desert area. C. H. Rittenhouse formed the Queen Creek Farms Company at a point near Rittenhouse station on the Arizona Eastern Railroad.¹³⁴ Twenty pumping plants were planned to tap the underground table; the

¹²⁵ *Chandler Arizonan*, June 7, 1928.

¹²⁶ *Ibid.*, November 29, 1928.

¹²⁷ *Ibid.*, May 30, 1929.

¹²⁸ *Ibid.*, June 26, 1924. That this earlier work had been planned just before the new railroad was announced was pure coincidence. Price, *op. cit.*, February 6, 1954.

¹²⁹ Wright discusses this work in his *Autobiography*, pp. 306-15.

¹³⁰ *Chandler Arizonan*, March 8, 1928.

¹³¹ *Ibid.*, February 14, 1929.

¹³² *Ibid.*, May 16, 1929.

¹³³ Price, *op. cit.*, February 18, 1954.

¹³⁴ *Chandler Arizonan*, August 21, 1924.

only other source of water was Queen Creek, a stream which was, under existing conditions, impossible to control. At intervals, this stream overflowed its banks in destructive floods, while remaining dry the rest of the time.

In 1924 the Queen Creek Irrigation District was formed;¹³⁵ by the following year a small settlement was in evidence at Rittenhouse station. Chandler was the principal urban center for these farmers.

Of greater importance to Chandler was the development of the area lying between the town and Queen Creek. In 1920 a group of men organized the Auxiliary Eastern Canal Landowners' Association, which planned to reclaim and irrigate about 40,000 acres lying north and south of Higley, roughly in the shape of a half-moon.¹³⁶ This organization entered into a contract with the Salt River Valley Water Users' Association, whereby the latter was to provide, by way of a new canal, surplus flood waters from the Salt River.¹³⁷ The concrete lining of the canals was expected to save a considerable amount of water, and pumping stations were to provide an additional amount.

Although the poor economic conditions of the early twenties prevented any spirited growth immediately, the Roosevelt Water Conservation District, as it came to be called, did pass a \$2,000,000 bond issue in 1922.¹³⁸ Five hundred thousand dollars was used to aid the Water Users' Association in the construction of Mormon Flats dam and reservoir; the balance paid for the construction and concrete lining of the main canal. Irrigation water from the Salt for this area flowed through South Canal, was lifted fifty feet by a large pump, and then flowed by gravity through the Eastern and Main canals to the farm lands.¹³⁹

In 1924 an additional \$1,000,000 was voted to finish this work.¹⁴⁰ Homes and farms sprang up in the area, and, in 1926, 13,000 of the more than 40,000 acres were cultivated.¹⁴¹ The following year, about 24,000 acres were planted to cotton, alfalfa, wheat, barley, and other crops.¹⁴² An additional 10,000 acres were cropped in 1928, bringing the cultivated acreage to 85 per cent of the total.¹⁴³

This development, on acreage largely contiguous to Chandler, materially aided the upward economic trend. Chandler was the nearest important railroad shipping point after 1926, with its lettuce sheds, alfalfa mills, cotton gins, and cattle shipping pens.

In addition to the principal crops noted above, a small number of

¹³⁵*Ibid.*, June 11, 1925.

¹³⁶Howard S. Reed, quoted in the *Chandler Arizonan*, March 13, 1924.

¹³⁷*Ibid.*

¹³⁸*Chandler Arizonan*, May 25, 1922.

¹³⁹*Ibid.*, May 22, 1924. The Eastern Canal was long called the Highland Canal.

¹⁴⁰*Ibid.*, June 25, 1925.

¹⁴¹*Ibid.*, March 24, 1927.

¹⁴²*Ibid.*, November 10, 1927.

¹⁴³*Ibid.*, July 5, 1928.

acres were planted to citrus fruits.¹⁴⁴ Citrus cultivation was not new to the Salt River Valley, but it had never been a major pursuit owing to the lack of any extensive frost-free areas.

Toward the end of the twenties, Dr. Chandler, C. A. Baldwin, and others formed Chandler Heights Citrus, Incorporated, with a capital stock of \$5,000,000.¹⁴⁵ The avowed purposes were to reclaim a 5,000-acre tract thirteen miles southeast of Chandler, to prepare the land for citrus cultivation, and then to colonize the area.¹⁴⁶ In 1929 the Chandler Heights Citrus Irrigation District was formed, and water was supplied by a number of wells.¹⁴⁷ The region was well situated for the growth of citrus fruit, being in a thermal belt where smudging was reported to be unnecessary.¹⁴⁸ Within a short time, a number of people had settled in the area.¹⁴⁹

In 1929 economic conditions in the valley were at their best since early 1920. The index of prices received by farmers had begun an upward trend in 1921 and continued to move in this direction except for a slight drop in 1926-27.¹⁵⁰ The optimism in Chandler paralleled that of 1919. In order to publicize the new citrus area in and near Chandler Heights, the Chandler Improvement Company inaugurated a state-wide advertising campaign designed to attract more people.¹⁵¹ Of even greater significance is the fact that this company opened branch offices in Phoenix, Oklahoma City, and Omaha.¹⁵² Agricultural prices were high, and the disparity between the prices farmers received and those they paid for commodities almost disappeared.¹⁵³ Cotton prices were not satisfactory, but alfalfa was selling high, and the lettuce crop in the Chandler District was the largest it had ever been.¹⁵⁴

In addition, the town finances were in sound condition. Seventy per cent of the 1921 paving bonds had been retired.¹⁵⁵ The sewage disposal system was operating well; as expected, the municipal water works functioned at a profit, a sinking fund was developed, and the water rates were reduced.¹⁵⁶ The town hall had been built and a part of the street lighting program completed.

¹⁴⁴*Ibid.*

¹⁴⁵ "Articles of Incorporation of Chandler Heights Citrus Incorporated," quoted in *ibid.*, December 13, 1928.

¹⁴⁶*Ibid.*

¹⁴⁷*Chandler Arizonan*, May 16, 1929.

¹⁴⁸ "The Story of Chandler, Arizona in Pictures," pamphlet issued by the Chandler Improvement Company.

¹⁴⁹*Chandler Arizonan*, May 30, 1929.

¹⁵⁰See Fig. 1.

¹⁵¹*Chandler Arizonan*, January 31, 1929.

¹⁵²*Ibid.*, January 31, October 31, 1929.

¹⁵³See Fig. 1.

¹⁵⁴*Chandler Arizonan*, July 25, September 19, 1929.

¹⁵⁵*Ibid.*, March 21, 1929.

¹⁵⁶*Ibid.*

Although the population was less than 1,500, there were several active organizations in Chandler including a very active woman's club, a Boy Scout troop, a troop of Girl Reserves, and a sub-unit of the Phoenix Young Women's Christian Association.¹⁵⁷ There were nine churches in the community, each holding the deed to its own building. Fraternal organizations included Masons, Odd Fellows, Rebekahs, and Woodmen of the World; a number of World War I veterans had formed the Sahuaro Post No. 35 of the American Legion.¹⁵⁸

As the decade drew to a close, recession had given way to recovery. Although the farmers were not fully satisfied, much hope was held for the future. The upward trend, however, was completely reversed, and the United States was plunged into the great depression.

¹⁵⁷*Ibid.*

¹⁵⁸*Ibid.* This name was shortly changed to the Mathew B. Juan Post. Juan, a Pima Indian from Sacaton, was the first American Indian killed in World War I. He fell at Cantigny on May 28, 1918. *Ibid.*, June 2, 1932.

CHAPTER V

THE DEPRESSION AND THE NEW DEAL

On the morning of October 29, 1929, the New York stock market crashed, thus beginning the first phase of the most serious depression the United States has ever known. In the two and one-half years that followed, the total physical output of goods was reduced 37 per cent; total labor income, 40 per cent; total property income, 31 per cent; and the purchasing power of the farmer, 50 per cent.¹ The depression of the thirties, coming as it did after nearly ten years of economic hardships for the farmer, produced a state of near-collapse in agriculture. From 1920 to 1930 the gross annual farm income declined from \$15,400,000,000 to \$9,300,000,000.² In the two years that followed, 1930-32, this figure was further reduced to \$6,700,000,000.³

The period from late 1929 to 1933 was one of deepening gloom for Chandler and surrounding areas. The prices of agricultural products, many of which were moving upward again after the recession of 1927-28, plunged downward.⁴ The decline in the price of cotton at Phoenix, both long and short staple, produced a serious effect in the Chandler District. The Upland variety, in 1931, reached an all-time low of \$.059 per pound; the American-Egyptian price dropped to \$.152, the lowest it has ever been, the 1914 price excepted.⁵ The price of alfalfa hay reached its low point in March, 1933,⁶ and similar declines were noted in the prices of lettuce and citrus fruits,⁷ all important crops in the area.

During 1929 and 1930 the disparity between the prices farmers received and the prices paid for commodities steadily increased. Farmers in the Chandler District hoped that 1931 would bring better times,⁸ but the downward trend continued, and, in terms of this disparity, the depths were reached in 1932.⁹

During the early thirties, with paralysis sweeping over both agriculture and business, and the number of the unemployed steadily mounting, the financial structure of the United States paradoxically appeared to remain strong.¹⁰ Both total bank resources and deposits

¹Louis M. Hacker and Benjamin B. Kendrick, *The United States Since 1865*, p. 551.

²Bernhard Ostrolenk, "The Farmer's Plight: A Far-Reaching Crisis," *New York Times*, September 25, 1932, sec. 8, p. 1.

³*Ibid.*

⁴*Yearbook of Agriculture*, 1935, pp. 492, 537; Fig. 1.

⁵See Appendix III.

⁶*Yearbook of Agriculture*, 1935, p. 537.

⁷*Ibid.*, pp. 480, 492.

⁸*Chandler Arizonan*, January 1, 1931.

⁹See Fig. 1.

¹⁰Charles A. Beard and George H. E. Smith, *The Future Comes, A Study of the New Deal*, pp. 12 f.

remained at or near the 1928 levels during the three succeeding years.¹¹ In 1932, however, resources dropped nearly \$13,000,000,000 and deposits, nearly \$11,000,000,000.¹² By March 4, 1933, banking operations throughout the United States were practically at a standstill. The financial crisis in Chandler, however, had come some months earlier.

For some six years the town's two banking institutions, the Bank of Chandler and the First National Bank, had existed separately. In 1925 the two were consolidated under the name of the former. Four years later, deposits reached nearly \$750,000. By October, 1930, however, this figure was reduced to \$380,000.¹³ The weakened condition of the institution caused Dr. Chandler to sell the bank to the Arizona Bank, reported to be the oldest such organization in the state.¹⁴

Despite its venerable status, the Arizona Bank was not destined to survive the depression. Weakened by the poor conditions of the cattle and sheep industries, wherein most of its funds were invested, the bank closed its doors on June 24, 1932.¹⁵ All deposits, including those of civic and public organizations, were frozen. Deep concern was felt by Chandlerites, whose deposited savings, desperately needed during the depression, became unavailable. The governor's proclamation of March 2, 1933, closing all banks in Arizona, and the president's order of March 5, which curtailed all banking operations in the nation, seemed anti-climactic by comparison.

In the months that followed the failure of the Arizona Bank, a number of schemes for re-payment were put forth. Included among those who bid for the bank assets were the Arizona Bank Depositors Protective Association and the Northern Securities Company.¹⁶ The sale of the assets of the large organization for \$850,000 was finally approved by the superior court.¹⁷ It is believed that depositors received between \$.45 and \$.50 in return for every \$1.00 deposited.¹⁸

The Arizona Bank never re-opened its office in Chandler. From June, 1932 to June, 1936, the community was without a banking institution. In the latter month a branch office of the Valley National Bank was opened,¹⁹ and, since that time, has served the banking needs of the town.

Meantime the new Democratic regime, which assumed the reins of government on March 4, 1933, inaugurated the program of recov-

¹¹*Ibid.*

¹²*Ibid.*

¹³*Chandler Arizonan*, October 9, 1930.

¹⁴*Ibid.*, March 19, 1931. This bank was established in 1878. *Ibid.*

¹⁵*Ibid.*, June 30, 1932.

¹⁶*Ibid.*, February 23, April 6, 1933.

¹⁷*Ibid.*, April 20, 1933.

¹⁸The town funds, however, were returned in their entirety, being guaranteed by the state. Oral statement of Leonard H. Edwards to the author, February 19, 1954.

¹⁹*Chandler Arizonan*, June 12, 1936.

ery which has since been called the New Deal. Following a number of emergency measures, the administration took to task the consideration of more permanent legislation.

One of the basic principles of the New Deal was the restoration of the prosperity of agriculture.²⁰ The purchasing power of the farmer and of the laborer must be restored, so President Roosevelt believed, before business could prosper.²¹ The Agricultural Adjustment Act (AAA) of 1933 was designed to meet the problem of farm surplus.²² Under this piece of Federal legislation farmers were asked either to reduce their plantings or destroy a part of their crops. Chandler District farmers, however, did not adhere to this program of voluntary crop reduction to any great extent.²³ A small number did reduce their planted acreage in 1933-34 on an average of 35 per cent²⁴ while few, if any, crops were destroyed.²⁵

In addition to the problem of reduced demand for agricultural products, the 1933 alfalfa crop in the District was damaged somewhat by a plague of grasshoppers,²⁶ while the cotton crop was threatened by a strike of the pickers.²⁷ This strike was unsuccessful, but, even so, the cotton growers just about broke even that year.²⁸ It seems apparent that the income of cotton farmers, which, throughout the nation, was nearly 50 per cent above 1932,²⁹ was paralleled by a rise in the prices of commodities purchased by farmers. The increase, therefore, was more apparent than real.

For the local farmers the winter of 1933-34 was less gloomy than the preceding one. Renewed optimism was noticeable, especially at Chandler Heights, where the citrus trees planted in 1930 were approaching maturation.³⁰ The 1934 fruit crop there nearly doubled that of 1933.³¹ In 1935 a loan by the Public Works Administration made further development at Chandler Heights possible.³² For farmers in general this third year of the New Deal was almost 70 per cent above 1932 in terms of the index of prices received by farmers.³³ This upward trend was to continue until 1937.³⁴

²⁰Oscar T. Barck, Jr., and Nelson M. Blake, *Since 1900: A History of the United States in Our Times*, p. 532.

²¹*Ibid.*

²²48 U.S. Statutes, Pt. 1, 31 (1933).

²³Price, *op. cit.*, February 19, 1954.

²⁴*Chandler Arizonan*, June 29, 1933.

²⁵Price, *op. cit.*, February 19, 1954.

²⁶*Chandler Arizonan*, June 1, 1933.

²⁷*Ibid.*, October 5, 1933.

²⁸*Ibid.*, September 7, 1933.

²⁹*Statistical Abstract of the United States*, 1934, p. 570.

³⁰*Chandler Arizonan*, March 15, November 16, 1934.

³¹*Ibid.*

³²*Ibid.*, May 31, 1935.

³³See Fig. 1.

³⁴*Ibid.*

Although the local farmers had been hard hit by the depression, few if any faced the problem of unemployment. Net profits might be non-existent and the family budget greatly restricted, but the food situation was seldom critical. Those not engaged directly in agriculture, however, found unemployment a serious matter indeed. As elsewhere in the nation, the restricted purchasing power of the people forced employers in practically every enterprise in the community to reduce the number of employees. By July, 1933, there were 125 local men on the rolls of the state welfare board.³⁵ A month later the number approached 200.³⁶ It seems probable that from one-third to one-half of the people in the community were affected directly by this serious problem.

When the depression struck in late 1929, President Hoover maintained that unemployment relief was purely a local problem,³⁷ although the Reconstruction Finance Corporation (RFC)³⁸ was engaged in limited aid to the unemployed before Hoover left office. From October, 1932, to July, 1933, a period which overlapped the change in national administrations, the RFC provided unemployment assistance for more than a hundred Chandler families each month.³⁹

One of the first matters considered by the special session of Congress, which convened on March 9, 1933, was that of unemployment. Three new agencies were formulated to cope with this national enigma. One was the Civilian Conservation Corps (CCC), which provided for the employment of men on various conservation projects. Under this program a number of local men were used on the Queen Creek flood control project in 1935.⁴⁰ The second relief measure, provided for under Title II of the National Industrial Recovery Act, was the Public Works Administration (PWA). In addition to the loan of \$105,000 for further development at Chandler Heights,⁴¹ a grant of \$27,000 was authorized in 1938 for improvements made in Chandler's school plant.⁴²

The third of these initial attempts to solve the problem of unemployment was the Federal Emergency Relief Administration (FERA).⁴³ In the spring of 1934, fifty-five Chandler men were

³⁵*Chandler Arizinan*, July 27, 1933.

³⁶*Ibid.*, August 24, 1933. A part of this increase includes workers laid off at Chandler Heights. *Ibid.*

³⁷Basil Rauch, *The History of the New Deal*, p. 18.

³⁸47 U.S. Statutes 5 (1932).

³⁹*Chandler Arizonan*, February 16, July 27, 1933.

⁴⁰*Ibid.*, May 12, 1935. Floods in this area had long been a serious menace (*ibid.*, October 13, 1916), but this work in 1935 does not seem to have alleviated the situation. *Ibid.*, March 21, 1941.

⁴¹*Supra*, p. 136.

⁴²*Chandler Arizonan*, July 22, 1938. A third authorization, for further school improvements, was made in 1939. *Ibid.*, February 17, 1939.

⁴³48 U.S. Statutes, Pt. 1, 22 (1933).

employed by the FERA in work on U.S. highway 80.⁴⁴ Additional funds were authorized the same year and again in February, 1935, for various local improvements.⁴⁵

A fourth Federal relief measure, the Civil Works Administration (CWA), was ordered in November, 1933. The CWA program was sorely-needed because it was less restrictive than the earlier measures.⁴⁶ The fourth winter of the depression was approaching and unemployment was still rampant. On a national scale the CWA was very successful;⁴⁷ in Chandler, only a handful of families were aided directly.⁴⁸

The Roosevelt administration now embarked upon a full-fledged relief program by the creation of the Works Progress Administration (WPA) in 1935.⁴⁹ However, as in the case of the CWA, few Chandler families were aided. Of greater importance were the activities of the Arizona State Welfare Board. This agency relieved the RFC of its welfare duties in the summer of 1933⁵⁰ and, thereafter, did such an excellent job that thousands of unemployed from other states were reported to have been attracted to Arizona by the prospect of more generous treatment.⁵¹ Restrictions were necessarily placed on such immigration, because of the attendant disadvantages to Arizonans.⁵²

Another state agency, the highway department, provided unemployment relief by hiring about fifty Chandler men on highway maintenance.⁵³ Locally, on one or two occasions, the Chamber of Commerce and the American Red Cross chapter distributed food and clothing to those who were especially indigent.⁵⁴

Another piece of Federal legislation, one which, along with the

⁴⁴*Chandler Arizonan*, May 3, 1934. This was the highway from Tucson to Phoenix over the newly-constructed alignment via Sacaton and Chandler. Not long thereafter, the Federal government re-assigned this number to the original route, Tucson to Phoenix via Florence, Florence Junction, Apache Junction, and Mesa.

⁴⁵*Ibid.*, July 26, 1934, February 1, 1935.

⁴⁶Rauch, *op. cit.*, pp. 107 f.

⁴⁷*Ibid.*, p. 108.

⁴⁸*Chandler Arizonan*, November 23, 1933. A CWA offer of \$13,000 in 1934 for the purpose of erecting a community building was not forthcoming; the town was unable to raise \$2,000, its share of the cost. *Ibid.*, February 8, 1933; *Minutes*, May 6, 1935.

⁴⁹Authorized under the Emergency Relief Appropriation Act of 1935; 48 U.S. Statutes, Pt. 1, 115 (1935).

⁵⁰*Chandler Arizonan*, July 27, 1933.

⁵¹*Ibid.*, October 12, 1934.

⁵²*Ibid.*

⁵³*Ibid.*, December 14, 1933.

⁵⁴*Ibid.* The Chandler Investment Company likewise performed a good deed by selling, at a very low figure, a number of lots in the southeast part of town to needy Mexican families. The town council responded by extending the municipal water mains into the area. *Ibid.*, March 15, 1935.

AAA, formed the basis of the First New Deal,⁵⁵ was the National Industrial Recovery Act (NIRA).⁵⁶ Under this enactment the National Recovery Administration (NRA) was organized for the purpose of establishing codes of conduct for all industries. During July and August, 1933, an increasing number of Chandler concerns cooperated with the NRA program, although there was no small amount of confusion as to just what compliance entailed.⁵⁷ In September a local NRA board was established and carried out a program of education designed to acquaint businessmen with the Blue Eagle campaign.⁵⁸ Many concerns, apparently, adhered to the so-called "Blanket Code," which established minimum wages and maximum hours.

The initial policies of the First New Deal, which attacked the problems of unemployment, agrarian distress, and unfair business competition, seemed to bring about a definite recovery. The index of production rose from 56 in March, 1933, to 101 the following July,⁵⁹ while the index of farm prices increased from 55 to 83 during the same period.⁶⁰ But this turn for the better was short-lived; the boom was based more on speculation and optimism than on fundamentals. Most of the increases were wiped out in the four months following another stock market crash in July, 1933.⁶¹

By the end of that year, some 258 property owners, mostly absentees, were delinquent in their property assessment payments in amounts varying from \$4.81 to \$870.25.⁶² Shortly thereafter, these pieces of property, all unimproved, were auctioned off, and the town, being the sole bidder, purchased each one.⁶³ One year was allowed the ex-owners to redeem their parcels, but only about twenty did so.⁶⁴ The remainder of the lots became town property.⁶⁵

In addition to individual difficulties, the town itself was in financial straits. In November, 1934, Chandler had an outstanding indebtedness of \$174,800.⁶⁶ A large proportion of this total represented

⁵⁵Historians frequently divide the New Deal into two periods: the first, 1933-35, and the second, 1935-38. The first was concerned with the recovery of capitalism, the second with reforming it. Rauch, *op. cit.*, pp. 10 f.

⁵⁶48 U.S. Statutes, Pt. 1, 195 (1933).

⁵⁷*Chandler Arizonan*, August 10, 1933.

⁵⁸*Ibid.*, September 21, 1933. Compliance with NRA goals permitted the business to display the Blue Eagle insignia.

⁵⁹*Statistical Abstract of the United States*, 1934, p. 730.

⁶⁰*Ibid.*, p. 283.

⁶¹Rauch, *op. cit.*, pp. 93 f.

⁶²*Chandler Arizonan*, December 21, 1933. A majority of the delinquent bills were for less than \$100.

⁶³*Ibid.*, January 25, 1934.

⁶⁴*Ibid.*, December 28, 1934.

⁶⁵Edwards, *op. cit.*, March 18, 1954.

⁶⁶*Chandler Arizonan*, November 30, 1934. This indebtedness included \$95,000 for the 1925-26 water works, \$33,300 for the 1927 sewage system, and \$46,500 for the 1930 paving program.

past due principal and interest payments. By 1940 the situation became sufficiently serious so that refunding operations were begun. With the consent of the bondholders, nearly \$110,000 in water, sewage, and paving bonds were refunded.⁶⁷

In the fall of 1934 the Federal Housing Administration (FHA) authorized mortgage insurance for the repair and modernization of old homes and the construction of new dwellings and small business structures.⁶⁸ A number of people in and near Chandler undertook improvements in their property under this act.⁶⁹ A year and a half later, another New Deal agency, the Resettlement Administration (RA), took an option on 210 acres of land north of Erie Street and west of Arizona Avenue.⁷⁰ In May, 1936, the RA exercised its option and purchased this area from the Chandler Improvement Company.⁷¹ Four large buildings were constructed with eight individual, non-connecting units in each building. Needy and deserving families were selected by the RA, the men being required to seek employment in or near Chandler. They were to give a part of their time to the cultivation of crops on the adjacent farm, hence the name "Part-Time Farms." This program did not work out exactly as planned. However, two definite needs were partially met. One was the increase in the number of low-cost housing units; the other was the addition of a farm labor pool from which local farmers might draw as the need

In addition to this resettlement project, other building activity in Chandler in 1937 seemed to indicate that economic conditions had improved considerably. The Western Cotton Products Company had a new \$40,000 gin under construction, while the Pecos Valley Alfalfa Mill, recently destroyed by fire, was being rebuilt at a cost of \$50,000.⁷² A few months later the present American Legion building was readied and dedicated by the National Commander of the organization, a distinct honor for the community.⁷³ The newspaper pointed to these activities, including also the No. 2 rating given the post office, as "proof" of Chandler's resumption of forward progress.⁷⁴ Business certainly was much improved; the Valley National Bank office and the

⁶⁷*Minutes*, May 3 and 22, 1940.

⁶⁸48 U.S. Statutes, Pt. 1, 1246 (1934).
arose.⁷²

⁶⁹Price, *op. cit.*, March 19, 1954.

⁷⁰*Chandler Arizonan*, February 7, 1936. One hundred and thirty acres lay within the town limits and eighty without. Galveston Street was the northern boundary at the time.

⁷¹*Ibid.*, May 15, 1936.

⁷²Oral statement of R. Lynn Williams to the author, March 19, 1954. The resettlement administrator acted as a sort of job placement agent.

⁷³*Chandler Arizonan*, February 19, 1937.

⁷⁴*Ibid.*, June 11, 1937. This structure is on or very near the site of Chandler's first retail store. See Plates II and IV.

⁷⁵*Chandler Arizonan*, February 19, May 28, 1937.

Central Arizona Light and Power Company both reported increases.⁷⁶

A return of prosperity was in evidence by the summer of 1935.⁷⁷ A majority of the nation's voters felt that Roosevelt should be returned for a second term. The voters in Chandler went along with the Democratic landslide in 1936, just as they were to do in 1940 and 1944.⁷⁸

Despite the upward economic trend, which was noticeable throughout the nation, agriculture lagged behind just as it had after the 1920-22 recession. Slowly but surely the disparity between the prices received and the prices paid by farmers was gradually becoming smaller; by 1937 the nation's agricultural economy was in its best position since 1929.⁷⁹

In the spring of 1937 Arizona farmers planted the largest number of acres of cotton, principally short staple, since the beginning of the industry.⁸⁰ Much expectation was apparently held that the long-sought program of "equality for agriculture" was actually underway.

The realization of this objective, however, was postponed, owing primarily to a "political strike of capital."⁸¹ One writer defines this strike as the refusal of American businessmen to invest new capital, because the Roosevelt administration prevented the unregulated speculative boom which they sought.⁸² The indices of industrial production, wholesale prices, pay rolls, and employment in manufacturing industries fell after August, 1937.⁸³ Concomitantly, the index of farm prices dropped from 123 to 92.⁸⁴

This economic setback came to the Chandler District in July. The price of short staple cotton, which had reached \$.127 the preceding December, dropped below \$.11.⁸⁵ By October 8 it was down to \$.08;⁸⁶ a week later the bottom price, \$.0762, was reached.⁸⁷ But fortunately a large number of the local cotton growers had contracted earlier to sell their crop at \$.1250.⁸⁸ By the end of the ginning season, it was evident that the crop had been the largest to date—nearly

⁷⁶*Ibid.*, July 16 and 23, 1937. The town voters had approved a natural gas franchise for the utility a year earlier. *Ibid.*, July 3, 1936.

⁷⁷Rauch, *op. cit.*, p. 265.

⁷⁸An examination of the unofficial election returns as printed in the *Chandler Arizonan* indicates that the voters in the district have consistently favored the winning presidential candidate. However, data for 1912 and 1932 are missing.

⁷⁹See Fig. 1.

⁸⁰Of the total of 306,720 acres, only 20,000 were planted to long staple. See Hathorn, *op. cit.*, pp. 60, 64.

⁸¹Rauch, *op. cit.*, p. 296.

⁸²*Ibid.*

⁸³*Statistical Abstract of the United States*, 1938, p. 782; 1939, p. 774; 1940, pp. 322, 340.

⁸⁴*Ibid.*

⁸⁵*Chandler Arizonan*, July 30, 1937.

⁸⁶*Ibid.*, October 8, 1937.

⁸⁷*Ibid.*, October 15, 1937.

⁸⁸*Ibid.*, July 30, 1937.

25,000 bales.⁸⁹

In 1938, with characteristic optimism, the local ranchers planted the second largest crop to date; a total of 17,925 bales were ginned that season.⁹⁰ The problem of farm surplus, however, was still present, and the September-December average price was less than for 1937.⁹¹

Throughout this entire decade, beginning with the collapse of the stock market in 1929, the town of Chandler, like so many others in the United States, experienced a period of near-stagnation. Neither the community nor the individual citizens were in any position to pursue an extended program of progress. From 1930, when \$66,000 was expended for the paving of eleven blocks of streets,⁹² until 1935, no improvements of note were made in Chandler, except those undertaken by the CWA, FERA, and the state highway department. In the latter year the advent of recovery prompted the Mountain States Telephone and Telegraph Company to expend \$10,000 in the modernization of their local exchange.⁹³ In 1935-36 a Roman Catholic church was completed at the corner of Colorado and Cleveland Streets,⁹⁴ a number of improvements were made in the San Marcos Hotel,⁹⁵ and the Pecos Valley Alfalfa Mill expanded its facilities.⁹⁶ By February, 1937, just before the recession set in, other building activity in and near the community brought the total value of buildings then under construction to more than \$200,000.⁹⁷

During the recession of 1937-38, activity was again at a minimum. The only large expenditure was a school bond issue of \$33,000, which was voted only because the PWA offered to provide an additional \$27,000.⁹⁸ This total sum was used to erect a combination gymnasium and cafeteria, two new rooms and sanitation facilities at Winn School, and the purchase of twelve lots between Oregon Street and the alley between that street and Arizona Avenue. Oregon Street, which had extended north to Detroit Street, was ordered closed, and the school grounds were extended eastward. About this same time the Chandler high school district used \$8,100 to convert the old gymnasium into

⁸⁹*Ibid.*, February 18, 1938. This was nearly 8 per cent of the total cotton production within the state. Cf. Hathorn, *op. cit.*, p. 67.

⁹⁰*Chandler Arizonan*, February 17, 1939.

⁹¹See Appendix III.

⁹²*Chandler Arizonan*, September 18, 1930. Included also were sidewalks, curbs, gutters, and numerous driveways.

⁹³*Ibid.*, September 13, November 1, 1935. It was at this time that the old "crank" method of signalling the operator was eliminated.

⁹⁴*Ibid.*, November 29, 1935.

⁹⁵*Ibid.*, October 16, 1936.

⁹⁶*Ibid.*, October 2, 1936. Later the same year, the town purchased its first fire truck. *Ibid.*, December 18, 1936.

⁹⁷*Ibid.*, February 19, 1937.

⁹⁸*Ibid.*, August 5, 1938. The PWA grant was soon increased to \$30,000. Austin, *op. cit.*, March 18, 1954.

the present shop building and to renovate the stage facilities in the auditorium.⁹⁹

When the economic outlook brightened in late 1938, the town council undertook an extensive remodeling program at the town hall. This work and that done on the school buildings was completed about the same time, and Governor Robert Jones was present for the dual ceremonies.¹⁰⁰

Also during the 1930's there was a brief period when inter-racial violence appeared to be a distinct possibility. In June, 1936, for the second time in a month and the fourth time that year, the newspaper reported that a white person had been "brutally" attacked by a group of Negroes.¹⁰¹ Threats were made against the minority group members, but cooler heads prevailed. No arrests were made and the trouble was soon forgotten.

Of greater importance was the concomitant and related problem of juvenile delinquency. For some years prior to 1936, an alarming proportion of Chandler youngsters, Mexicans, Anglos, and Negroes, were in trouble because of a proclivity for vandalism and inter-group fighting. The use of marijuana and liquor was not uncommon among them.¹⁰²

In 1936 the situation was serious enough to demand that something be done. Acting on the suggestion of Mrs. Thomas Frost, a number of the leading citizens, including R. Lynn Williams and Wilfred G. Austin, undertook a summer recreation program. A local school teacher directed a series of playground activities, while John Walker organized a boys club and instilled in its members the idea that they must discipline themselves.¹⁰³ Reverend J. N. Patterson, a Roman Catholic priest in Chandler, was also instrumental in formulating a basic foundation for better citizenship.¹⁰⁴

In less than a year a remarkable change was wrought. All evidence of the earlier trouble disappeared. Since that time juvenile delinquency in Chandler has been unknown. The basic philosophy of a wholesome upbringing of youth seems to be a part of the community today. One group of Mexican men, for example, are now doing for the children of their section what was done for them fifteen years ago.¹⁰⁵

At the end of the decade the town council voted for a decided increase in the town budget for the ensuing year, 1939-40. This was done in order to effect many needed repairs in the sewer, water, and

⁹⁹*Ibid.*

¹⁰⁰*Chandler Arizonan*, April 13, 1939.

¹⁰¹*Ibid.*, June 26, 1936.

¹⁰²Williams, *op. cit.*, March 19, 1954.

¹⁰³*Ibid.* Walker is currently (September, 1954) Chief Probation Officer of the Maricopa County Juvenile Probation Department.

¹⁰⁴*Arizona Republic*, March 30, 1952, sec. 5, p. 1.

¹⁰⁵Williams, *op. cit.*, March 19, 1954.

street lighting equipment. The council apparently decided against a bond issue, because the improvements did not require any great outlay of money and, so the council believed, the local property owners could afford an increase in taxes.¹⁰⁶

Chandler, however, was not yet out of the recession, and voices were raised in protest against the proposed increase. After several town meetings, during which the matter was discussed, the budget, instead of being increased, was actually reduced below the preceding one. Practically the entire reduction was in the form of lower salaries for town employees.¹⁰⁷ During the next few years, however, Chandler's budget was to increase steadily. Less than a month after the adoption of the 1939-40 budget, Germany invaded Poland and World War II had begun.

The only important reaction in Chandler to the outbreak of war was a sharp jump in the price of cotton.¹⁰⁸ Within a very short time, however, the hysterical buying ceased. The prices of both the long¹⁰⁹ and short staple varieties leveled off, the September-December averages being \$.2190 and \$.0930, respectively.¹¹⁰

Between September, 1939, and Pearl Harbor, definite signs of recovery from the long depression were noted. Early in 1940 the Central Arizona Light and Power Company constructed a new office building and, in December, undertook a \$75,000 addition to its local power plant.¹¹¹ During the same year, after Dr. Chandler was dissuaded from his initial objection, state highway 87 was put through the town park, thus dividing it into its present east and west sections.¹¹² In addition to the \$20,000 allotment from the state highway commission for this work, the commission and the WPA jointly undertook extensive sidewalk construction, especially along the highway south of the business district.¹¹³ On February 15, 1941, the new alignment was dedicated by Governor Osborne.

The 1940 cotton crop, one of the largest in the district's history, was seriously threatened by drought during the summer months.¹¹⁴ Ginning began in August, as usual, and a part of the crop was picked

¹⁰⁶*Chandler Arizonan*, July 21, 1939.

¹⁰⁷*Minutes*, August 10, 1939.

¹⁰⁸*Chandler Arizonan*, September 8, 1939.

¹⁰⁹Speculation and increased demands for other commodities also eased quickly. *Arizona Republic*, September 8, 1939, p. 5.

¹¹⁰See Appendix III.

¹¹¹*Chandler Arizonan*, March 8, December 6, 1940.

¹¹²*Ibid.*, June 28, July 19, July 26, 1940.

¹¹³*Ibid.*, June 28, 1940.

¹¹⁴This drought had actually begun in 1937; during 1937, 1938, and 1939, precipitation at the Mesa Experimental Farm, the closest weather station to Chandler, averaged 3.63 inches below the normal of 8.69 inches. U.S. Weather Bureau, *Climatological Data*, Arizona Section, Vol. XLI, No. 13 (December, 1937), p. 53; Vol. XLII, No. 13 (December, 1938), p. 53; Vol. XLIII, No. 13 (December, 1939), p. 53.

before the dry spell was broken by torrential December rains.¹¹⁵ The danger of drought quickly gave way to the danger of flood. Water ran through Chandler's streets, and, on the near-by ranches, some cotton was damaged.¹¹⁶ This situation may have prevented the total number of bales from being the second largest up to that time.

By the late summer of 1940, despite lowering international skies,¹¹⁷ the usual optimism seems to have prevailed in Chandler. After the long period of near-stagnation occasioned by the depression, community spirit was reviving.¹¹⁸ In November, Chandler voters, by almost a two to one margin, favored the return of President Roosevelt to office for an unprecedented third term.¹¹⁹ This action would seem to indicate their general satisfaction with the president's domestic and international policies.

In 1941 the citizens of the community responded readily to a program of preparation for national defense.¹²⁰ In addition, new construction and remodeling of businesses and homes, largely motivated by the near-completion of Williams Air Force Base, was well under-way by early October.¹²¹ On the twenty-third of that month the army air corps took over at the new base. Less than seven weeks later the Japanese attacks in the Pacific plunged the United States into the world conflict.

¹¹⁵ At the Mesa Experimental Farm, the total precipitation for December, 1940, was 4.06 inches; 1.14 inches fell in one day, the thirtieth. *Ibid.*, Vol. XLIV, No. 12 (December, 1940), p. 51.

¹¹⁶ *Chandler Arizonan*, January 3, 1941.

¹¹⁷ By this time, Denmark, Norway, Belgium, Luxembourg, the Netherlands, and France had fallen to the Nazis.

¹¹⁸ *Chandler Arizonan*, August 30, 1940.

¹¹⁹ *Ibid.*, November 8, 1940.

¹²⁰ *Infra*, pp. 163 ff.

¹²¹ *Chandler Arizonan*, October 3, 1941.

CHAPTER VI

THE WAR YEARS, 1941-1945

After more than two full decades of existence in a depressed agricultural economy, the American farmer, in 1941-42, entered upon a period when the prices he received for his products were consistently above those which he paid.¹ The natural prosperity occasioned by the war, especially marked by the establishment of Williams Air Force Base, resulted in a remarkable growth in Chandler. Whereas the population of the community in the 1920's remained approximately the same and whereas during the 1930's a loss of about 10 per cent was evident, from 1940 to 1950 the number of persons living in the community more than tripled.²

This remarkable increase in population, brought about by increased building in the town as well as by annexation of adjacent areas, nonetheless was overshadowed by the great contribution made by the community towards the winning of the war. More than 700 men and women from the Chandler District entered the armed services, while those at home purchased about \$1,500,000 in war bonds and carried forward other programs designed to contribute toward the downfall of the Axis powers.

Chandler's first and, without question, its greatest contribution during the war was the men and women who answered the call to duty with the various armed services. The town had long had a national guard unit,³ and, when all such units were ordered to increase their complements following the outbreak of war in Europe,⁴ the local complement increased. By September, 1940, when the Headquarters Company, 89th Brigade left Chandler for a year's training at Fort Sill, Oklahoma, the roster included forty-five men and two officers. Later, when all national guardsmen were called to active duty, this unit lost its identity, some men going to the Canal Zone, others into various outfits.⁵

In October, 1940, the first Selective Service registration was held. Two hundred and twenty-six registered in the East Chandler Precinct and 275 in the West Chandler Precinct.⁶ The induction process seems to have been relatively slow until after Pearl Harbor. Meantime the War Department was busy formulating plans for increased training facilities for the expanding army and air force. One of these plans led

¹See Fig. 1.

²The ten-year increase, from 1,239 to 3,799, made Chandler the fastest-growing community in Arizona. Cf. *United States Census of Population: 1950. Report P-A3* (preprint of Vol. I, Ch. 3), p. 9.

³The first national guard unit—Headquarters Company, 2nd Battalion, 158th Regiment—was organized in 1925. *Chandler Arizonan*, February 12, 1925.

⁴*New York Times*, September 9, 1939, p. 6.

⁵Oral statement of O. G. Johnson to the author, March 20, 1954.

⁶*Chandler Arizonan*, October 18, 1940. Some transients were included.

to one of the most important events in Chandler's history—the establishment of Williams Air Force Base.

For Chandlerites, the first news concerning a possible near-by base came in January, 1941. The site first under consideration lay six miles west and a mile south of town, on the Gila River Indian Reservation.⁷ By April a second location, a little more than seven miles east of Chandler, seemed to have been chosen.⁸ In the meantime city officials in Mesa and a number of citizens in Chandler were trying to discover who owned the land in this area near Higley. It seems that the Federal government had no funds for the purchase of the land.⁹ Instead it was anxious to lease the land from some municipal corporation. Some of the land in question was state-owned, but the titles to several homesteads, totaling about 1,600 acres, were held by individuals, at least one of whom proved difficult to find.¹⁰ A slight alteration in the original site was eventually found necessary. By June the city of Mesa had acquired title to 2,610 acres lying eight miles east of Chandler, just outside the Roosevelt Water Conservation District. Since that time the land has been leased to the Federal government at an annual rental of \$1.00.¹¹

At first some Chandlerites were unconvinced regarding any permanent value to their community. They feared that any extensive housing development in the town would prove a liability if the air base were disbanded after the emergency.¹² Certainly the tremendous building program which followed shortly thereafter was a big risk. It could not, of course, be foreseen that the air base was to become an important cog in the government's post-war jet pilot training program.

Throughout the summer and early autumn of 1941, the site of the new air base, as yet unnamed, was the scene of feverish activity. Runways, shops, streets, and buildings of many kinds were constructed. Scores of airmen and construction personnel sought living quarters in Chandler, where housing had been inadequate for years.¹³ Some lived in garages, hastily equipped with the barest necessities; sometimes several men would jointly rent a house, if they were fortunate enough to find one. Many of the newcomers had the foresight to bring house trailers, and space was provided for these in several different locations.¹⁴

⁷*Ibid.*, January 17, 1941.

⁸*Ibid.*, May 2, 1941.

⁹*Ibid.*, June 20, 1941.

¹⁰Thomas J. Frost and Dr. C. L. von Pohle, both of Chandler, made one hurried but successful trip to California seeking the owner of one part of the site. Williams, *op. cit.*, March 19, 1954.

¹¹*Ibid.* The land which comprises Luke Air Force Base was originally leased by the city of Phoenix to the Federal government. *Arizona Republic*, June 14, 1941, p. 1.

¹²*Chandler Arizonan*, July 4, 1941.

¹³Williams, *op. cit.*, March 19, 1954.

¹⁴*Ibid.*

In October the air corps assumed control at the base, and in April, 1942, the first group was graduated. For many airmen, training at Williams¹⁵ was the second of three billets in the Salt River Valley. Primary training was given at Thunderbird Airport, north of Glendale. Williams offered the basic or intermediate course, while Luke Air Force Base was the advanced facility.¹⁶

During the war years, thousands of pilots and bombardiers in single- and two-engine craft and pilots in P38 transition work were trained at Williams. In addition, radar instruction was given to the crews of B-24's, B-25's, P-47's, and P-51's. A number of Chinese and British pilots and bombardiers also received training there.¹⁷ Toward the end of the war the base became a sort of post-graduate university of the air, instructing air crew specialists in bombing procedures.¹⁸ In later years it was to be converted to a jet pilot school.¹⁹

Meantime, despite the skepticism of some, Chandler undertook its biggest building program in fifteen years. By December 7, 1941, many new homes and stores were under construction. A few days later the town was designated a defense area with consequent release of many priority materials.²⁰ In February, 1942, the Chandler Housing Corporation, financially assisted by the Federal Housing Administration, planned and subsequently constructed sixty-two homes in the north part of the community.²¹ In the opinion of one long-time resident of the district, this development represents the beginning of modern Chandler.²² Since that time houses in the community have been constructed along modern architectural lines.²³

During 1942 Chandler's honor roll of servicemen and women gradually increased to 156. In order to keep an accurate record of the names of those from the Chandler District as well as to give recog-

¹⁵Williams was named for 1st Lieutenant Charles L. Williams, a native Arizonan and veteran of World War I. He was killed in 1927 in an air crash near Honolulu. Other names suggested were 1st Lieutenant James S. Higley, son of the founder of Higley, Arizona; 1st Lieutenant M. E. Stewart of Mesa; and 2nd Lieutenant Walter Wirz. *Chandler Arizonan*, January 30, 1942.

¹⁶*Arizona Republic*, June 24, 1941, p. 1.

¹⁷*Chandler Arizonan*, February 15, 1946.

¹⁸*Ibid.*, April 13, 1945.

¹⁹Commanding officers at Williams Air Force Base through March, 1954 were as follows: Colonels B. A. Bridget; H. T. Grills; A. M. Woody; R. W. Osborn; Jesse Auton; and F. H. Robinson; Brigadier Generals A. L. Moore and T. C. Darcy; Colonels R. L. Scott, Jr.; L. R. Hughes, Jr.; H. R. Spicer; J. D. Mayden; and Colonel G. S. Brown. Oral statement of 1st Lieutenant R. P. Whitton to the author, April 2, 1954. Bridget was subsequently awarded the Legion of Merit, partly for his work in establishing the base. Scott is the author of the book, "God Is My Co-Pilot," later made into a motion picture.

²⁰*Chandler Arizonan*, December 12, 1941.

²¹*Ibid.*, February 20, May 29, 1942.

²²Price, *op. cit.*, March 19, 1954.

²³For all of American architecture, the period from 1933-45 was one of transition from the old to the new. James Marston Fitch, *American Building: The Forces That Shape It*, pp. 143-47.

TABLE 5.—THE EIGHT WAR BOND DRIVES IN CHANDLER^a

Bond Drives	Date	Quota \$	Purchased \$	Excess of purchases over quota
First	Dec., 1942	^b	90,000.00 ^c	per cent
Second	May, 1943	106,000	111,643.75	5
Third	Oct., 1943	202,000	238,643.75 ^d	18
Fourth	Feb., 1944	195,000	213,716.25	10
Fifth	July, 1944	200,000	212,030.65	6
Sixth	Dec., 1944	168,000	169,158.00	1
Seventh	July, 1945	175,000	207,117.25	18
Victory	Jan., 1946	135,000	165,179.25	22
Totals.....		1,181,500	1,530,951.40	11

^aSources: Williams, *op. cit.*, March 19, 1954; *Chandler Arizonan*, May 7, October 8, 1943; February 25, July 14, December 22, 1944; July 6, 1945; January 4, 1946.

^bNo quotas were established during the First War Bond Drive.

^cEstimated.

^dDoes not include allocations of \$123,122 from various state departments.

nition to their contribution, a memorial was erected in the park.²⁴ From that time forward, scarcely a week went by but what one or more names were added. Eventually the total reached 729²⁵ and may have gone slightly higher. Eighteen men were killed while on active duty.

As elsewhere in the nation, activities on the "home front" were directed toward the winning of the war. Without question, Chandler's greatest material contribution was the approximately \$1,500,000 in war bonds purchased during the eight concerted drives as shown in Table 5.

The community also exceeded its E Bond quota in each of the seven drives for which quotas were established.²⁶ The figures in the table do not include those bond purchases made when no concerted drive was in progress nor do they include investments in other programs, such as the Red Cross War Relief.²⁷

The rationing of gasoline, sugar, automobile tires, and a host of other commodities was necessary because of existing shortages. Even more annoying was the time and effort expended in locating butter, coffee, meat, women's hosiery, and other periodically scarce items. Despite some confusion regarding the edicts of the Office of Price Administration (OPA), the War Production Board (WPB), and the Treasury Department, the entire process was carried out rather smoothly. The local businessmen hired a full-time secretary to collate

²⁴*Chandler Arizonan*, May 23, 1943.

²⁵Including at least thirteen women. *Ibid.*, April 6, 1945.

²⁶*Ibid.*, December 21, 1945.

²⁷*Ibid.*, March 13, 1942; April 16, 1943; March 17, 1944. Other "drives," some of which antedated Pearl Harbor, included those concerned with the salvage of aluminum, rubber, paper, and clothing.

all government regulations pertaining to wartime operations.²⁸

After Pearl Harbor, when the possibility of enemy air raids became less remote, the Office of Civilian Defense (OCD) took on a new significance. In Chandler the Civilian Defense Council, headed by R. Lynn Williams, coordinated the activities of air raid wardens and observers.²⁹ In addition, buckets of sand were placed throughout the town in preparation for any incendiary bomb attack.³⁰

The Chandler unit of the American Red Cross carried forward a program designed to increase the supply of bandages and other needed items. This organization also sponsored first aid instruction courses in which hundreds of local persons were enrolled.³¹

The children in the elementary and high schools likewise did their part on the "home front." Programs were held to advance the sales of war savings stamps, while the local unit of the Future Farmers of America maintained a large victory garden.³² Textbooks and other school supplies were scarce, and it took much effort to maintain a minimum standard. Nine teachers went into the armed services, but replacements were found.³³

The rapid growth of the community more than made up for the losses during the thirties. By the end of the war, the elementary enrollment was 613, with an additional 153 in the junior high school and 245 in the senior high school.³⁴ These figures would have been higher, except for the fact that St. Mary's school had an enrollment of 162. This parochial school, staffed by several Sisters of Charity, was founded in 1944 and originally contained grades one through six.³⁵

During the war years agriculture was in its best position in nearly two decades. The disparity between prices received and prices paid by farmers disappeared in 1942, and during the remainder of the war and into the post-war period as well, the former remained consistently above the latter.³⁶ Farm income, which had dropped below \$5,000,000,000 for the year 1932 reached \$20,000,000,000 for 1943.³⁷

²⁸*Chandler Arizonan*, March 12, 1943. Normally this would be one of the duties of the Chamber of Commerce, but that body had experienced one of its periodic declines just after the war began. *Ibid.*, January 31, 1947.

²⁹*Ibid.*, February 27, April 3, 1942.

³⁰*Ibid.*

³¹Oral statement of Mrs. C. L. von Pohle to the author, March 20, 1954.

³²Austin, *op. cit.*, March 18, 1954. In an effort to further such activities, the town council allotted an additional 3,000 gallons of water, without charge, to those who planted victory gardens. *Minutes*, March 1, 1943.

³³Austin, *op. cit.*, March 18, 1954. Four of these nine later returned to their positions.

³⁴*Chandler Arizonan*, September 14, 1945.

³⁵*Ibid.*, September 1, 1944. In 1953-54, St. Mary's offered an eight-year curriculum.

³⁶See Fig. 1.

³⁷*Statistical Abstract of the United States*, 1953, p. 627.

The national agricultural debt, moreover, was greatly reduced.³⁸

Owing to the inability to import long staple cotton because of the fall of Egypt to the Nazis, the United States government embarked on an expanded program of domestic purchase. In 1942 a total of more than 185,000 acres were planted to the American-Egyptian variety in this country, the highest since 1920.³⁹ Nearly 60 per cent of this total was in Arizona, principally outside the Salt River Valley.⁴⁰ The price for long staple cotton that year reached \$.433, the highest since 1924.⁴¹ The following year, however, despite continued government support, the planted acreage decreased, although the price advanced slightly.⁴² Arizona farmers, particularly those in the Salt River Valley, returned to a greater reliance on the Upland variety.

One of the many problems for Arizona farmers during World War II was a shortage of farm labor.⁴³ In the Chandler District this situation does not seem to have become acute. Despite shortages of automobile tires and gasoline, migratory farm workers managed to get to the area in sufficient numbers,⁴⁴ while Japanese evacuees, school children and teachers, and various other groups, principally near-by non-transient laborers, provided most of the workers.⁴⁵

Throughout the early 1940's the Pecos Valley Alfalfa Mill and several cotton gins continued to operate in the area. Just before V-J Day another small industry was added to the community when the Arizona Cooperative Date Producers Association erected a \$20,000 processing plant on south Arizona Avenue.⁴⁶ This firm employed Cf. E. D. Tetreau, "Wanted—Man Power for Arizona Farms," University of Arizona Agricultural Experiment Station, *Bulletin No. 186* (November, 1942). about forty local persons, but only functioned about two years.⁴⁷ Meantime some local citizens, both men and women, secured employment in various other industries throughout the valley. By far the greatest number worked at Williams Air Force Base.

The business concern which received perhaps the greatest stimulus during these years was the local post office. A steady annual increase in receipts had been apparent even before Pearl Harbor,⁴⁸ but this was minor compared to the tremendous gains noted thereafter. For the calendar year 1942, receipts totaled nearly \$33,000;⁴⁹ in 1943 the

³⁸Barck and Blake, *op. cit.*, p. 687.

³⁹Hathorn, *op. cit.*, p. 25.

⁴⁰*Ibid.*, p. 56; Appendix III.

⁴¹*Ibid.*

⁴²*Ibid.*: Hathorn, *op. cit.*, p. 25.

⁴³Price, *op. cit.*, March 19, 1954.

⁴⁴Immigrant Mexican farm laborers, called *braceros*, have not been used extensively in the Chandler District until more recent years. *Ibid.*

⁴⁵Chandler *Arizonan*, June 29, 1945.

⁴⁶Williams, *op. cit.*, March 19, 1954. In October, 1945, nearly 30,000 pounds of dates were shipped from this plant.

⁴⁷*Ibid.*, January 14, 1944.

⁴⁸Apparently the term "receipts" included stamp sales, second class postage applications, postal permits, non-metered postage, box rentals, and miscellaneous sales. Cf. *ibid.*, January 20, 1950.

figure jumped to \$46,000. On July 1, 1944, the Chandler post office received a first class rating. Receipts for 1944 and 1945 continued to increase,⁵⁰ as did the number of employees.⁵¹ All mail to and from Williams Air Force Base passed through the Chandler post office.⁵² Receipts would have been three or four times greater if servicemen had not held the free-mailing privilege.⁵³

While business in general was being stimulated by the increase in population, one concern, the oldest in the area, was dissolved. On January 1, 1945, the Chandler Improvement Company went out of existence after forty-one years of planning and developing Chandler and the surrounding farm lands.⁵⁴ Dr. Chandler made his retirement complete a year later when the last 1,500 acres of the original Chandler Ranch were sold.

Although the problem of juvenile delinquency had been solved before the war began, the town council, early in 1943, established a curfew to the effect that persons under the age of seventeen years were not to be on the streets between 10:00 P.M. and 4:00 A.M. unless accompanied by someone lawfully entitled to be with them.⁵⁵ Apparently the ordinance was only casually enforced inasmuch as no flagrant violations occurred.⁵⁶ In 1945, however, it was rigidly implemented for a short time because of the "invasion" of the community by a group of young men from Mesa bent on causing trouble. These "zoot-suiters" or "pachucos," as they were called, were quickly discouraged by the Chandler and Mesa police, and the trouble was soon ended.⁵⁷

Another series of incidents was met with indignant protests by the local citizens. A number of German prisoners of war were occasionally transported from their compound at Papago Park near Tempe to engage in farm labor south of Chandler. Several times while passing through Chandler, these persons waved a Nazi flag and otherwise acted in a manner calculated to insult the people.⁵⁸ It was also reported that the guards were careless in leaving the prisoners unguarded when a stop in town was necessary.

⁵⁰For 1944, the total was \$53,434.69; for 1945, \$65,441.19. *Ibid.*, February 22, 1946.

⁵¹*Ibid.*, July 14, 1944.

⁵²The branch post office at the base was under the jurisdiction of the Chandler postmaster.

⁵³*Chandler Arizonan*, July 14, 1944.

⁵⁴*Ibid.*, January 25, 1945. From 1904 to 1912, it was called the Mesa Improvement Company. *Supra*, pp. 38, 70.

⁵⁵*Chandler Arizonan*, January 8, 1943.

⁵⁶Williams, *op. cit.*, March 19, 1954. This curfew was repealed in 1951 (*Chandler Arizonan*, February 23, 1951), but a similar ordinance was passed later in the year (*ibid.*, September 28, 1951).

⁵⁷*Ibid.*, May 11, 1945.

⁵⁸*Ibid.*, February 16, 1945.

After several events of this nature, Chandlerites directed a number of telegrams to their senators in Washington. Before long, orders apparently came to the military authorities at Papago Park to exercise more stringent precautions. In any event, the incidents ceased.⁵⁹

Although definitely not prisoners of war, the thousands of Japanese-Americans evacuated from the west coast were often regarded as such. On the Gila River Indian Reservation, near the agency headquarters at Sacaton, several thousand Japanese evacuees were relocated in 1942.⁶⁰ A number of these persons came to Chandler on occasion to patronize the local stores. No welcome was given them, partly because of the existence of an anti-Japanese trade law in the state code.⁶¹ Although this law was declared unconstitutional in 1943,⁶² discrimination against them continued.⁶³

Meantime, from 1941 onward, Chandler has felt a responsibility for providing wholesome, inexpensive recreation for those airmen on furlough from Williams Air Force Base. Even before the base was completed, the town council took steps to provide a recreation center. Initial plans for such a building at the corner of Colorado Street and Commonwealth Avenue did not come to fruition;⁶⁴ thereupon, the Chandler Improvement Company offered the use of a building on San Marcos Place.⁶⁵ With the aid of a number of women's organizations and the WPA, the site was prepared for this purpose.⁶⁶ The center was much used by servicemen for several years; financing was done largely by the WPA until funds were forthcoming under the so-called Lanham Act.⁶⁷

In the meantime, after a black beginning, the tide of battle in many parts of the world was swinging in favor of the Allies. After regaining control of north Africa and pushing up through Italy, plans were made for the long-awaited second front. In June, 1944, elements of the American, British, and Canadian armies landed in Normandy and began the long march toward Berlin. On the other side of the world, General Douglas MacArthur's island-hopping strategy was implemented by vast increases in men, munitions, and matériel. The reoccupation of the Philippine Islands was virtually completed by the late spring of 1945.

⁵⁹Williams, *op. cit.*, March 19, 1954.

⁶⁰*Chandler Arizonan*, August 14, 1942.

⁶¹*Acts, Memorials, and Resolutions of the Regular Session, Sixteenth Legislature of the State of Arizona*, 1943, p. 219.

⁶²143 *Pac.* 880 (1943, 2nd series).

⁶³Williams, *op. cit.*, March 19, 1954.

⁶⁴*Chandler Arizonan*, November 7, 1941.

⁶⁵This building is presently occupied by the Parkway Theater and two other stores, one on either side.

⁶⁶Williams, *op. cit.*, March 19, 1954.

⁶⁷55 *U.S. Statutes*, Pt. 1, 361 (1941). See also *Chandler Arizonan*, January 15 and 22, 1943.

For Chandlerites, as well as for others in the nation, Germany's surrender on May 9, 1945 was not greeted with any extensive celebration. The death of the wartime president less than a month before and the realization that the job was not yet completed in the Pacific were sobering facts.

But the end for Japan was closer than most people realized. In August, 1945, two atomic bombs were dropped on Japanese cities, and Japan immediately sued for peace. On August 14, when it was announced that the surrender terms had been accepted, Americans went wild with joy. Many Chandlerites were up most of the night expressing their happiness that the most widespread, the most costly, and the most destructive war in all history had finally come to an end.⁶⁸

⁶⁸*Ibid.*, August 17, 1945.

CHAPTER VII

POST-WAR EXPANSION, 1946-1953

The remarkable growth of Chandler which began in 1940-41 was destined to continue through the post-war years and was still evident in the spring of 1954. The period since V-J Day was occupied with a great program of economic, social, and political expansion, much of which is evident from Table 6. Largely released from the wartime restrictions relative to new construction, real estate agents and contractors were busy planning and building new homes in every part of the community.¹

It is interesting to note that the upward trend began about the time that Williams Air Force Base was established. The location of that facility near Chandler accounted for perhaps the largest portion of the population growth within the town limits as well as in adjacent areas. That the period of World War II would have meant an increase without the near-by base is almost certain. The prosperous condition of agriculture during the war years, in direct contrast to the recession of the twenties and the depression of the thirties, would have reversed the downward trend, but this fact alone does not account for the sharpness of the rise.

It may be noted from available estimates that more than two-thirds of the 1940-50 increase occurred after V-J Day.² The same two war-time conditions still obtained: agriculture was prosperous and the airbase was announced as being permanent. It is probable, however, that, for areas adjacent to the town and later annexed, the largest growth occurred during the war years.

The increase in the number of town residents was effected in two ways: increased residential construction within the community limits, and annexation of adjacent areas. During the war such construction was largely curtailed on account of shortages of building material. However, in 1945, despite the continued enforcement of WPB regulations, Chandler experienced one of the biggest building booms up to that time. It was reported that \$165,375 worth of permits were issued during the year for some fifty new homes and a number of business structures.³ In addition, many new houses were located north of the town limits in the so-called Greater Chandler Addition.⁴

¹The northwest section appeared to be the fastest-growing. *Town of Chandler . . . Water Works and Sewer System Revenue Bonds, Series of 1953* (hereinafter cited as *Town of Chandler*), Exhibit No. 3-A.

²On the assumption that the 1945 estimate is approximately correct. Cf. Table 6.

³*Chandler Arizonan*, December 28, 1945, February 8, 1946. Approximately three out of every five permits were reported to have met the WPB restrictions.

⁴*Ibid.*, July 20, 1945. This new subdivision required the construction of several new streets.

TABLE 6.—A COMPARISON OF CHANDLER'S GROWTH, 1946-1953^a

	1946	1947	1948	1949
Population ^b	2,410	2,780	3,150	3,520
Telephones	1,012	1,128	1,297	1,431
School A.D.A.				
Elementary	814	889	977	1,066
Secondary	220	282	302	339
Electric customers ^c				
Residential	675	782	985	1,164
Commercial	176	186	228	245
Industrial	3	5	5	7
Gas customers ^c				
Residential	536	636	839	1,076
Commercial	91	118	140	154
Industrial	0	1	5	8
Bank deposits	\$3,103,997	\$3,368,121	\$3,294,785	\$3,473,392
Building permits	\$ 258,300	\$ 425,000	\$ 457,600	\$ 660,046
Postal receipts	\$ 43,577	\$ 42,801	\$ 53,668	\$ 55,382
Assessed valuation ^d	\$1,076,672	\$1,241,479	\$1,673,348	\$2,004,708

	1950	1951	1952	1953
Population ^b	3,799	4,260	4,630	5,000
Telephones	1,599	1,741	1,765	1,795
School A.D.A.				
Elementary	1,179	1,256	1,408	1,486
Secondary	372	402	460	513
Electric consumers ^e				
Residential	1,324	1,420	1,486	1,636
Commercial	255	272	295	318
Industrial	7	6	7	8
Gas customers ^c				
Residential	1,271	1,397	1,509	1,724
Commercial	159	196	225	257
Industrial	8	9	12	17
Bank deposits	\$4,460,785	\$5,495,132	\$5,565,890	\$6,444,000 ^g
Building permits	\$ 513,180	\$ 409,150	\$ 364,115	\$ 419,644 ^f
Postal receipts	\$ 60,586	\$ 79,749	\$ 98,982	\$ 93,000 ^g
Assessed valuation ^d	\$2,201,141	\$2,321,259	\$2,640,929	\$2,749,009

^aSource (except as noted below): *Town of Chandler*, p. 4.

^bAll figures are estimates (cf. *Feasibility Report for the Town of Chandler Arizona, 1953 Water and Sewer Revenue Bonds* prepared by Yost and Gardner Engineers, Phoenix, October, 1953, p. 5), except for 1950 (cf. *U.S. Census of Population: 1950*, p. 9).

^cOf the Arizona Public Service Company. These figures include also customers within an area approximately one-half mile outside the town limits.

^dFor the fiscal year beginning with the year shown. Assessed valuations are estimated at approximately 40 per cent of the actual valuations.

^eUnavailable.

^fOral statement of G. Leonard Jahn to the author, April 1, 1954.

^gApproximate; oral statement of John L. Turner to the author, April 1, 1954.

From 1946 through 1953, building construction proceeded apace.⁵ Total building permits during this eight-year period exceeded \$3,500,000, bringing the total actual valuation of real property in the community to nearly \$7,000,000.⁶ Annexed areas during the post-war period include the following: Lundquist Manor, Vance, Greater Chandler, Hoy Homes, Hulet, Carla Vista, Wingfoot Village, Wingfoot Gardens, Park Manors, Westwood Manor, Dobson, Whitten, Winn, and Kesler.⁷

Owing to the increase in population, Chandlerites soon found that many important facilities and services were altogether inadequate. Beginning in 1946 a number of extensive improvements were completed by the town, the state, and the school districts. The first large project was the \$100,000 paving program of 1946-47. In June, 1947, the town council adopted a new zoning ordinance, which provided for a larger business district and the formal recognition of apartment houses earlier erected in areas not zoned for that purpose.⁸

The problem of an adequate water works and sewage disposal system was temporarily met in 1948 with a \$120,000 bond issue.⁹ By 1953, however, the situation became so acute that the local voters approved a \$390,000 bond issue for the purpose of "enlarging, expanding and improving the existing water supply and distribution system and the present sewage collecting and disposal system of the Town."¹⁰ This work was well underway in the spring of 1954.

In 1950 the Arizona Highway Commission appropriated \$425,000 for widening state highway 87 from Mesa south through Chandler to the Gila River Indian Reservation.¹¹ This was a long-needed improvement for the benefit of both local and through traffic.¹² Even before the work was completed, the town and the Central Arizona Light and Power Company jointly undertook the installation of thirty-two new street lights along Arizona Avenue (highway 87) from Galveston Street to Denver Street.¹³ A few months later the community took on a further aspect of modernness with the installation of some 290 parking meters in the business district.¹⁴

As might be expected, the increased population soon meant that,

⁵Universal Homes, a Salt River Valley construction company, has accounted for nearly \$2,000,000 of the post-war increase in actual evaluation. Oral statement of Jerry Skousen to the author, April 3, 1954.

⁶This is based on the assumption that the assessed valuation is 40 per cent of the actual evaluation; in practice, however, it probably runs closer to 25 per cent, thus raising the actual evaluation to about \$10,000,000.

⁷Oral statement of George Knight to the author, April 3, 1954.

⁸*Chandler Arizonan*, June 13, 1947.

⁹*Ibid.*, February 20, 1948.

¹⁰*Town of Chandler*, p. 3.

¹¹*Chandler Arizonan*, June 2, 1950.

¹²Williams, *op. cit.*, April 20, 1954.

¹³*Chandler Arizonan*, December 22, 1950.

¹⁴*Ibid.*, March 30, 1951.

reminiscent of the early years of the town, the local schools were again too small. Voters in School District 80 approved a \$275,000 bond issue late in 1947 for the erection of a new elementary building.¹⁵ About the same time, \$50,000 was voted by the high school district for additions to the secondary plant.¹⁶

However, by 1950, Chandler, like many other communities in the United States, found that the proximity of the near-by military installation created a definite burden on the public schools as a result of increased enrollments.¹⁷ Feeling a responsibility toward the alleviation of such conditions, Congress enacted Public Law 815, which provided that federal financial assistance might be made to those areas so affected.¹⁸ At the request of Superintendent Wilfred G. Austin, the government determined that Chandler was such a "federal impact" area, and a sum of nearly \$290,000 was made available by the United States.¹⁹ The Chandler high school district then sold eight acres of land along Erie Street to District 80. Using the above-mentioned federal grant plus \$250,000 voted in a special bond election and an additional \$30,000 from the elementary general fund, the present Chandler Junior High School was erected.²⁰ The new unit was opened in the autumn of 1953, and, for the first time in many years, the school facilities were adequate under the new 4-4-4 system.²¹ A month later the new high school athletic field, located just west of the junior high school, was named in honor of Superintendent Austin.²²

In the meantime farmers in the areas surrounding the community were making individual improvements and additions as a result of the prosperous economy and a more plentiful supply of building material and farm machinery. Short staple cotton continued to be the principal source of agricultural income; of secondary importance were alfalfa, barley and sorghums, livestock, and dairying. A small number of acres, proportionately, were devoted to garden truck and, in specific areas, citrus fruit.

¹⁵An additional \$18,000 from the so-called "10c building fund"—that is, money collected by a tax of 10c per \$100 of real estate valuation—was added to the \$275,000. Austin, *op. cit.*, April 1, 1954.

¹⁶A sum of \$5,000 from the high school "10c building fund" was added. *Ibid.*

¹⁷The increase between 1940 and 1951 was reported to be 80 per cent. *Chandler Arizonan*, March 2, 1951. From 1946 to 1953, the average daily attendance nearly doubled. Cf. Table 6.

¹⁸64 U.S. Statutes, Pt. 1, 967 (1950-51).

¹⁹Austin, *op. cit.*, April 1, 1954.

²⁰*Ibid.*

²¹That is, each of the units—elementary, junior high, and senior high—offered a four-year curriculum. Williams Air Force Base also maintained its own school for grades one through eight; serving those families that live on the base, its 1953-54 enrollment was about 375. *Ibid.*

²²Austin was appointed superintendent in 1937. He was a member of the teaching faculty from 1926 to 1937.



Plate V.—Aerial photograph of Chandler; November, 1953.

Photograph by Donn Nobles

For Arizona as a whole the physical volume of production was greater in 1953 than in any previous year.²³ Total cash income, however, was slightly less than for the peak year 1952. Nevertheless, in terms of buying power, the 1953 total income was nearly three times the 1940 figure.²⁴

In the spring of 1954 the Salt River Project was still the largest irrigated area in the state. Here, as elsewhere in Arizona, cotton proved to be more profitable than any other crop grown to any extent. Owing to a recently-adopted federal crop limitation program, which limited the acreage of the long staple variety, and the fact that the break-even price ratio was not favorable to long staple cotton, more Upland cotton was planted.²⁵ Not since 1945, had the price ratio favored American-Egyptian cotton.²⁶

Alfalfa continued to be an important crop in the valley²⁷ despite the fact that it required more water per acre than cotton, barley, or sorghums.²⁸ In other areas of the state where greater reliance was placed on ground water, alfalfa acreage was more curtailed.²⁹

As a result of research and experiments carried on by the Soil Conservation Service³⁰ and by the University of Arizona Agricultural Experiment Station, yields of many important crops were increased. Although the research worker had been occupied with the problem of creating greater economic wealth per acre, one agricultural economist felt that, owing to the increased realization that water was more limited than land, more attention might well be focused on the problem of producing greater economic wealth per unit of irrigation water.³¹

The situation pertaining to the supply of irrigation water for Arizona farm lands had become increasingly more serious. Until 1945,

²³George W. Barr, "Arizona Agriculture, 1954," University of Arizona Agricultural Experiment Station, *Bulletin* 252 (January, 1954), p. 1.

²⁴*Ibid.*, pp. 1 f. This datum makes allowance for inflation.

²⁵Acreage of short staple cotton was also restricted by law, but to a lesser extent. On December 15, 1953, Arizona cotton growers approved allotments of 288,000 acres of the short staple variety and 16,000 of the long. *Ibid.*, pp. 5 f.

²⁶Cf. Appendix III. Break-even prices—that is, those prices where American-Egyptian and Upland cottons are equally profitable—are dependent upon both realized prices and yield. Hathorn, *op. cit.*, p. 4.

²⁷Cf. Salt River Valley Water Users Association, *Annual Crop Reports, Salt River Valley Project*, 1946-52.

²⁸Barr, *op. cit.*, pp. 6-9.

²⁹In pump areas outside the Salt River Project the 1954 water costs for one acre of alfalfa are expected to be from 20 to 80 per cent greater than within the project. It should be added, however, that real estate taxes and interest on land investment are greater within the project. *Ibid.*, p. 8.

³⁰The Chandler District forms the greatest part of the Southside Soil Conservation District, which was established on March 6, 1945. As of September 1, 1953, there was a total of 44,000 acres and 178 owners within this subdivision, an average of nearly 250 acres per owner. Letter from Wayne Kessler to the author, Phoenix, October 23, 1953.

³¹Barr, *op. cit.*, pp. 12 f.

less than one-third of the water utilized for irrigation purposes came from underground supplies. In 1953 about 70 per cent was required from groundwater sources.³² In the Salt River Valley, despite the water storage system, irrigation water generally had not been plentiful.³³ It seemed improbable that farmers could continue to pump from underground sources without compounding an already serious situation. In prior years Arizona legislatures had attempted to establish a satisfactory groundwater code.³⁴ Meantime the thirty-year-old controversy between Arizona and California with regards to allotments of water from the Colorado River continued.³⁵ It was expected that when the situation in Arizona became sufficiently critical the United States would take a more commanding position.

The major industries in Chandler and vicinity continued to be those related to agriculture. As the 1954 cotton crop was being planted, there were twelve cotton gins, including two at Magma, two at Queen Creek, one at West Chandler, one at Ocotilla, and the remainder in or near Chandler. Since 1946 the National Alfalfa Dehydrating and Milling Company had processed much of the alfalfa grown in the district.³⁶

At Chandler Heights most of the citrus growers had banded together to form the Chandler Heights Citrus Growers Association. This organization picked and packed the fruit—grapefruit, oranges, and some lemons—which it sent to many points in the United States.³⁷ The acreage there was located in one of the critical groundwater areas.

Northwest of Chandler Heights and east of Chandler lay the Roosevelt Water Conservation District.³⁸ Comprising about 37,000 acres, of which 34,000-36,000 were customarily farmed, the district received one-third of its irrigation water from the Salt River and two-thirds

³²*Ibid.*, p. 3.

³³Total stored water on March 30 for five consecutive years was: (1) 1950—582,470 acre-feet; (2) 1951—189,826 acre-feet; (3) 1952—1,111,382 acre-feet; (4) 1953—1,437,952 acre-feet; (5) 1954—1,192,396 acre-feet. *Arizona Republic*, March 31, 1951, March 31, 1953, March 31, 1954. Total storage capacity is 2,076,713 acre-feet.

³⁴Groundwater codes were adopted in 1945, 1948, and 1953. The latter two were concerned with the prohibiting of well drilling in areas deemed critical. *Ibid.*, April 21, 1954, p. 1.

³⁵The Central Arizona Project contemplates the construction of a highline canal from the Colorado to the valley. Cf. U.S. Congress, House, Committee on Interior and Insular Affairs, *The Central Arizona Project*, 82d Cong., 1st Sess.

³⁶This plant was the original Pecos Valley Alfalfa Mill (*supra*, p. 120). This operation involved the production of meal which forms a basic ingredient of poultry and livestock feeds. *Chandler Arizonan*, May 17, 1946. The company was an important economic asset to the community. Price, *op. cit.*, April 21, 1954.

³⁷At least one shipment has gone to Europe. *Ibid.*

³⁸Since 1924 about 130 acres of sub-marginal land in the extreme northern part and the 156-acre Chandler Airport have been excluded from the district.

from underground sources.³⁹ The principal crops were Upland cotton, alfalfa, cereals and grains, citrus, and garden truck. Livestock feeding and dairying were of lesser importance. It seems probable that one-half or more of the district's residents did most of their shopping in Chandler.⁴⁰

Electric power had been furnished homes and businesses in Chandler since 1928 and natural gas since 1936 by the Arizona Public Service Company. The change in the name of this utility from Central Arizona Light and Power Company was effected in March, 1952, following a merger with Arizona Edison Company, Incorporated.⁴¹ In August, 1952, Chandlerites overwhelmingly favored the granting of another twenty-five year electric franchise.⁴² The utility incorporated in the document a clause to the effect that two per cent of the company's residential and commercial electric power sales in Chandler would be returned to the town.⁴³

In addition to the main industries in Chandler and vicinity there were numerous retail establishments catering to the needs and desires of the people. The retail sales volume for an uncertain twelve-month period ending in the autumn of 1953 was approximately \$6,000,000.⁴⁴ Some indication of the enlarged number of business concerns is evident from a comparison of the year-by-year increase in the number of Arizona Public Service gas and electric commercial customers.⁴⁵ Chandler was the main shopping center for residents of the Chandler District as well as for those in the Queen Creek area, the southern portion of the Roosevelt Water Conservation District, and the West Chandler region. The town also attracted many of the Indians from the Gila River Indian Reservation.⁴⁶ Of considerable importance also were the great numbers of tourists who pass through the town on state highway 87.⁴⁷ An unknown number of these, attracted perhaps by the spacious park and the adequate parking facilities, stopped for shopping, recreation, or to seek a place to spend the night.

One of the most substantial economic impacts on the community was made by those employed at Williams Air Force Base. It is esti-

³⁹By agreement with the Salt River Valley Water Users' Association, the Roosevelt Water Conservation District received 5.6 per cent of the Salt River runoff at Granite Reef Dam. Oral statement of Oakley Jordan to the author, April 21, 1954.

⁴⁰Price (*op. cit.*, April 21, 1954) estimates the number at two-thirds.

⁴¹*Chandler Arizonan*, March 7, 1952.

⁴²*Ibid.*, August 22, 1952. The vote was 215 to 3.

⁴³This is the company's usual procedure on all new gas and electric franchises issued subsequent to March, 1952. Oral statement of Paul A. Beville to the author, April 20, 1954.

⁴⁴*Town of Chandler*, p. 4.

⁴⁵See Table 6.

⁴⁶Williams, *op. cit.*, April 3, 1954.

⁴⁷Traffic flow between Chandler and Mesa was reported as averaging 6,998 cars per 24-hour day during the calendar year 1952. *Town of Chandler*, p. 3. By the spring of 1954 this figure had probably increased to about 8,000.

mated that about one-third of the monthly base payroll returned to Chandler by way of taxes, insurance, utility payments, and retail and other expenditures.⁴⁸ Inasmuch as less than one-sixth of the entire complement at the base lived in Chandler, the estimated fiscal return, if approximately correct, indicates that Chandler was also frequented by many airmen and civilian employees who lived on the base or elsewhere outside the town proper.⁴⁹

The community had never been encumbered with any serious problems relative to the large number of servicemen living in or visiting Chandler. Cordial relations always obtained between them and the residents of the community. Although it is manifestly difficult to appraise their exact roles, the fifteen churches in the town⁵⁰ appeared to feel a definite responsibility toward the continuation of just such an atmosphere.⁵¹

In addition there were many other organizations in Chandler which had been instrumental in the maintenance of a healthy society to parallel the healthy climate with which the area is blessed.⁵² The community carried out its full share of the many activities which almost filled the annual calendar of the Valley of the Sun, as the Salt River Valley is frequently known. Probably the most important celebrations in Chandler each year were those concerned with the Chandler Rodeo, Independence Day, and the annual anniversary of the founding of the town. The Indian Fiesta Day, jointly arranged and supervised by the local Chamber of Commerce and the Pima Tribal Council, helped to maintain the strong ties of friendship which existed between Chandlerites and the Pima.⁵³

Completing its forty-first consecutive season of operation (April, 1954), the San Marcos Hotel has continued to attract noted personalities and, in recent years, numerous conventions from many parts of the

⁴⁸Oral statement of James D. David to the author, April 3, 1954. The monthly payroll is in excess of \$900,000.

⁴⁹Of the 2,300 airmen and officers and 800 civilian employees at the base in late 1953, the following numbers lived in Chandler: officers—41; airmen—278; civilians—174. Oral statement of 1st Lieutenant R. P. Whitton to the author, April 2, 1954.

⁵⁰Assembly of God, Church of Christ, Church of God, Church of the Nazarene, Church of the Open Door, Community Methodist, First Baptist, First Church of Christ, Holy Trinity Lutheran, Iglesia Metodista Libre, Latter Day Saints, Missionary Baptist, Mt. Olive Baptist, Presbyterian, and St. Mary's Roman Catholic.

⁵¹Austin, *op. cit.*; Williams, *op. cit.*, April 20, 1954.

⁵²According to the Chandler Chamber of Commerce, the following climatological data applied to the community: average temperature in the shade, 70.2 degrees; average temperature in the sun, 85 to 90 degrees; average relative humidity, 57 per cent in the morning, 30 per cent at noon, and 28 per cent in the evening; average annual rainfall, 7.74 inches; average number of clear days per year, 250; yearly average of possible sunshine, 84 per cent. "Chandler Facts" (pamphlet issued by the Town of Chandler and the Chandler Chamber of Commerce, [1953?]).

⁵³Williams, *op. cit.*, April 20, 1954.



Plate VI.—Patio of famous San Marcos Hotel, founded by Dr. A. J. Chandler.

United States. Considered by many to be the first exclusive resort hotel in Arizona, the San Marcos has always been an important economic and social asset to the community.⁵⁴ During the 1952-53 season the hotel's gross revenue was the highest it had ever been. A total of 658 regular guests spent winter vacations at the San Marcos. Fifty-five of these came for at least the tenth consecutive year.⁵⁵ In addition some 4,400 persons attended conferences, conventions, and social functions varying from one to four days in duration.⁵⁶ John H. Quarty, president and manager of the hotel, planned construction of several new bungalows. This was in keeping with the continuous program of expansion and modernization, which has characterized the years since he assumed his present capacity in 1942.

Although Dr. Chandler did not control the hotel during the thirties, he spent much time there, even having a bungalow on the hotel grounds reserved for his exclusive use. It was there — on May 8, 1950 — that the town founder quietly departed this life at the age of ninety.⁵⁷

For nearly sixty-three years Dr. Chandler was one of the foremost promoters of Arizona in general and the Salt River Valley and Chandler in particular. Initially trained as a veterinarian, he was a pioneer in many other fields including irrigation engineering, land development, farming, community building, and hotel management. Although he served a three-month term as Chandler's first mayor,⁵⁸ he never cared for politics, leaving such matters to other men. This disinterest obtained despite the fact that for many years he and his companies which he controlled paid a majority of the town's real estate taxes.⁵⁹

A man of vision, energy, and almost boundless enthusiasm, the town founder was plagued nonetheless by numerous difficulties, especially during his early years in Arizona. On one occasion, reminiscing about his court battles of the 1890's he stated:

Certainly there was opposition; and litigation; and almost insurmountable obstacles; and people speaking words of discouragement. But, early in the work, I decided that regardless of any set-backs, or discouragements, or obstacles, or annoying lawsuits, I refused to worry. And everything came out all right.⁶⁰

This same basic philosophy which carried Dr. Chandler through many difficult years has been clearly manifested during the forty-two-

⁵⁴According to one reference (*Arizona Republic*, March 30, 1952, sec. 5, p. 1), San Marcos guests annually spent at least \$100,000 with local tradespeople.

⁵⁵*The San Marcos Divot*, Vol. III (1953-54). One couple from Illinois have spent more than thirty seasons at the hotel.

⁵⁶In recent years the San Marcos has become increasingly more important as a site for state and national conventions. Increased facilities for such meetings as well as a lengthened season have made this possible. *Ibid.*

⁵⁷*Chandler Arizonan*, May 12, 1950. The cause of death was pernicious anemia; the doctor is buried in Greenwood Cemetery in Phoenix. Oral statement of Mrs. A. J. Chandler to the author, April 2, 1954.

⁵⁸*Supra*, pp. 101 f.

⁵⁹Oral statement of Mrs. A. J. Chandler to the author, April 2, 1954.

⁶⁰*Chandler Arizonan*, May 16, 1941.

year history of the town which bears his name. After the economic and social foundations were laid during the years from 1912 to 1919, there followed a twenty-year period of recession and depression, during which agriculture suffered. Despite low prices and unemployment and the resulting financial straits among the people of the Chandler District, a general attitude of optimism obtained. Nor did it diminish after the new era dawned in 1940-41. The fastest-growing municipality in Arizona in the 1940's, Chandler was already progressing towards a possible repetition of that singular honor.⁶¹ The year 1954 was expected to be one of great expansion. In addition to the \$390,000 water works and sewage system improvements, 1954 construction, either projected or already begun by April, included a new post office structure on West Buffalo Street;⁶² a new Valley National Bank building at the southwest corner of Commonwealth Avenue and San Marcos Place, the site of the original Bank of Chandler; an edifice to house the new public library; and several other buildings, which were expected to bring the total value of new construction to about \$1,000,000.

In April, 1954, many leaders in the community believed that the remarkable growth had only just begun. On that date Chandler was indeed a "City of Progress"⁶³ and gave many appearances of being well on the way towards the realization of Dr. Chandler's dreams.

⁶¹The population in April, 1954, was estimated conservatively at 5,200; some felt that a projected census to be enumerated by a group of Chandler High School students would show a population of about 6,000.

⁶²Quarty financed the erection of the post office building, which was leased to the Federal government. Oral statement of John Quarty to the author, April 22, 1954.

⁶³This is the motto which Chandlerites adopted in 1919 (*supra*, p. 90). Chandler officially became a "city" in June, 1954.

APPENDICES

APPENDIX I

PURCHASES OF LAND IN THE CHANDLER DISTRICT BY DR. CHANDLER AND THE CONSOLIDATED CANAL COMPANY, 1893-1907*

Date	Township	Section	Acres	Price	Description
5- 3-93	1 S., R. 5 E.	35	80	\$1,600	N $\frac{1}{2}$ of NW $\frac{1}{4}$
6-16-93		20	80	1,600	E $\frac{1}{2}$ of NW $\frac{1}{4}$
6-16-93		23	160	3,200	SE $\frac{1}{4}$
11-28-93		10	640	1	All
11-28-93		4	640	1	All
11-28-93	2 S., R. 5 E.	3	320	1	S $\frac{1}{2}$
11-28-93		21	640	1	All
11-29-93		20	640	1	All
12-27-93		9	600	1	S $\frac{1}{2}$, NW $\frac{1}{4}$, S $\frac{1}{2}$ of NE $\frac{1}{4}$, NW $\frac{1}{4}$ of NE $\frac{1}{4}$
12-28-93		21	600	4,000	S $\frac{1}{2}$, NW $\frac{1}{4}$, S $\frac{1}{2}$ of NE $\frac{1}{4}$, NE $\frac{1}{4}$ of NE $\frac{1}{4}$
1-25-94	2 S., R. 5 E.	15	80	1,600	N $\frac{1}{2}$ of NE $\frac{1}{4}$
7-27-94		32	600	15,000	E $\frac{1}{2}$, SW $\frac{1}{4}$, S $\frac{1}{2}$ of NW $\frac{1}{4}$, NE $\frac{1}{4}$ of NW $\frac{1}{4}$
8- 3-94		31	600	15,000	E $\frac{1}{2}$, SW $\frac{1}{4}$, S $\frac{1}{2}$ of NW $\frac{1}{4}$, NE $\frac{1}{4}$ of NW $\frac{1}{4}$
10- 2-94		8	600	15,000	W $\frac{1}{2}$, SE $\frac{1}{4}$, S $\frac{1}{2}$ of NE $\frac{1}{4}$, NW $\frac{1}{4}$ of NE $\frac{1}{4}$
12-10-94		28	600	15,000	W $\frac{1}{2}$, SE $\frac{1}{4}$, S $\frac{1}{2}$ of NE $\frac{1}{4}$, NW $\frac{1}{4}$ of NE $\frac{1}{4}$
12-11-94	1 S., R. 5 E.	17	560	14,000	W $\frac{1}{2}$, SE $\frac{1}{4}$ W $\frac{1}{2}$ of NE $\frac{1}{4}$
12-11-94		19	640	16,000	All
5-21-95		22	280	6,000	SW $\frac{1}{4}$, S $\frac{1}{2}$ of NW $\frac{1}{4}$, NW $\frac{1}{4}$ of NW $\frac{1}{4}$
6-14-95		33	640	16,000	All
6-14-95		34	100	2,500	E $\frac{1}{2}$ of NW $\frac{1}{4}$, S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$
7-29-95	2 S., R. 5 E.	31	240	6,000	SW $\frac{1}{4}$, S $\frac{1}{2}$ of NW $\frac{1}{4}$
8- 8-95		2	320	8,000	W $\frac{1}{2}$
8- 8-95		11	160	4,000	NW $\frac{1}{4}$
8-21-95		18	600	1	E $\frac{1}{2}$, NW $\frac{1}{4}$, N $\frac{1}{2}$ of SW $\frac{1}{4}$, SE $\frac{1}{4}$ of SW $\frac{1}{4}$
12- 6-95		32	160	4,000	SE $\frac{1}{4}$
10-28-96	1 S., R. 5 E.	27	320	8,000	E $\frac{1}{2}$
10-28-96		32	160	1	SW $\frac{1}{4}$
10-13-97		22	300	1	SW $\frac{1}{4}$, S $\frac{1}{2}$ of NW $\frac{1}{4}$, of NW $\frac{1}{4}$, W $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$
12-17-97		13	160	1,600	SW $\frac{1}{4}$
12-18-97		34	320	1	W $\frac{1}{2}$
6-11-98	2 S., R. 5 E.	22	320	1	E $\frac{1}{2}$
6-23-98		9	40	150	NE $\frac{1}{4}$ of NE $\frac{1}{4}$
8-26-99		30	300	1	W $\frac{1}{2}$ except S $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$
8-26-99		33	320	1	E $\frac{1}{2}$
8-26-99		33	280	1	SW $\frac{1}{4}$, E $\frac{1}{2}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ of SW $\frac{1}{4}$

10-28-99		28	240	1	SW $\frac{1}{4}$, E $\frac{1}{2}$ of NW $\frac{1}{4}$
10-28-99		31	320	1	E $\frac{1}{2}$
12- 6-99		28	320	1	E $\frac{1}{2}$
12- 6-99		27	320	1	W $\frac{1}{2}$
1-18-00	2 S., R. 5 E.	30	300	1	SE $\frac{1}{4}$, SE $\frac{1}{4}$ of NE $\frac{1}{4}$, W $\frac{1}{2}$ of NE $\frac{1}{4}$, W $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$
3-24-00	1 S., R. 5 E.	22	20	800	E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$
2-15-01	2 S., R. 5 E.	7	600	1	E $\frac{1}{2}$, NW $\frac{1}{4}$, N $\frac{1}{2}$ of SW $\frac{1}{4}$, SE $\frac{1}{4}$ of SW $\frac{1}{4}$
5-31-01		27	320	1	W $\frac{1}{2}$
6- 5-01		29	320	1	W $\frac{1}{2}$
6- 5-01		29	280	1	E $\frac{1}{2}$ except NE $\frac{1}{4}$ of NE $\frac{1}{4}$
6-19-01		34	320	1	E $\frac{1}{2}$
1-30-07	1 S., R. 5 E.	33	40	500	NW $\frac{1}{4}$ of NW $\frac{1}{4}$
Totals.....		16,500	159,574		

*Source: Maricopa County, Recorder of Deeds, Books 34-35, 39-42, 46, 48, 49-54, 57-58, 60-61, 63, 67, 74, 85, 95.
49-54, 57-58, 60-61, 63, 67, 74, 85, 95.

APPENDIX II

CLASSES A AND B LAND ON THE CHANDLER RANCH*

Year (s) Class A	Township	Section	Acres	Description
1892 ^b	1 S., R. 5 E.	16	110	NE $\frac{1}{4}$ except 50 acres in E half
1892 ^b		16	160	NW $\frac{1}{4}$
1894 ^b		16	20	20 acres in NW cor- ner of SE $\frac{1}{4}$
1894 ^b		16	100	N 100 acres of SW $\frac{1}{4}$
1892		21	640	All
1892		27	160	SW $\frac{1}{4}$
1892		28	320	E $\frac{1}{2}$
1892		28	160	SW $\frac{1}{4}$
1893	2 S., R. 5 E.	10	320	W $\frac{1}{2}$
1893		15	320	W $\frac{1}{2}$
1897	1 S., R. 5 E.	33	160	NE $\frac{1}{4}$
1897		33	120	NE $\frac{1}{4}$ of NW $\frac{1}{4}$, S $\frac{1}{2}$ of NW $\frac{1}{4}$
1907		15	90	N 90 acres of SW $\frac{1}{4}$
1907		15	10	10 acres in SW corner of SW $\frac{1}{4}$
1907		23	10	10 acres in NW corner of NW $\frac{1}{4}$
1908	2 S., R. 5 E.	27	20	20 acres W of Consol- idated Canal in NE $\frac{1}{4}$
Total, Class A.....			2,720	

Class B

Year (s)	Township	Section	Acres	Description
89-90 ^{b,c}	1 S., R. 5 E.	20	20	20 acres in NW cor- ner of NE $\frac{1}{4}$
89-90 ^b		20	20	20 acres in SE cor- ner of SE $\frac{1}{4}$

90-92 ^b		20	40	NE $\frac{1}{4}$ of NW $\frac{1}{4}$
89-90 ^b		20	30	NW $\frac{1}{4}$ of NW $\frac{1}{4}$ except 10 acres in NW corner
89-90 ^b		20	70	S $\frac{1}{2}$ of NW $\frac{1}{4}$ except 10 acres in SE corner
89-90 ^b	1 S., R. 5 E.	20	20	20 acres in NW corner of SW $\frac{1}{4}$
92-00		15	80	E $\frac{1}{2}$ of NW $\frac{1}{4}$
92-95		15	80	W $\frac{1}{2}$ of NW $\frac{1}{4}$
97-98		15	60	W 60 acres of S $\frac{1}{2}$ of SE $\frac{1}{4}$
92-00		22	320	E $\frac{1}{2}$
92-00		22	160	W $\frac{1}{2}$ of W $\frac{1}{2}$
90-99		26	160	NE $\frac{1}{4}$
90-99		26	320	W $\frac{1}{2}$
92-97		27	320	E $\frac{1}{2}$
92-97		27	80	W $\frac{1}{2}$ of NW $\frac{1}{4}$
92-98		28	160	NW $\frac{1}{4}$
93-97		31	80	S $\frac{1}{2}$ of NW $\frac{1}{4}$
93-97		31	320	S $\frac{1}{2}$
93-97		32	320	S $\frac{1}{2}$
97-01		34	80	N $\frac{1}{2}$ of NW $\frac{1}{4}$
95-98	2 S., R. 5 E.	9	640	All
95-01		10	80	W $\frac{1}{2}$ of NE $\frac{1}{4}$
95-01		10	160	SE $\frac{1}{4}$
93-01		15	305	E $\frac{1}{2}$ except 15 acres in SE $\frac{1}{4}$
Total, Class B.....			3,925	

^aSource: "The Kent Decree." (Compare with Plate III.)

^bWater furnished by the Utah Canal; for all others, water was furnished by the Consolidated Canal.

^cBeginning and ending dates of irrigation to 1908; thus, 89-90 means irrigation began in 1889, terminated in 1890, and not irrigated again before 1909.

APPENDIX III

ARIZONA COTTON PRICES, PRICE RATIOS, INDEX OF PRICES RECEIVED BY FARMERS IN THE UNITED STATES, AND AMERICAN-EGYPTIAN COTTON ACREAGE IN THE SALT RIVER PROJECT AND IN ARIZONA EXCLUSIVE OF PROJECT ACREAGE, 1913-1950

Year	Price of cotton per lb. at Phoenix, Ariz.		American-Egyptian-Upland price ratio	Index of prices received by farmers (1910-14 = 100)	American-Egyptian: Arizona cotton acreage less Salt River Project	
	Upland*	American-Egyptian†			American-Egyptian: Arizona cotton acreage less Salt River Project	American-Egyptian: Arizona cotton acreage less Salt River Project
	1	2	3	4	5	6
	Cents	Cents		Per cent	1000 Acres	1000 Acres
1913	14.0	20.0	1.43	102	4
1914	8.0	15.0	1.88	102	10	2

1915	13.0	22.0	1.69	99	2	0.6
1916	20.0	43.0	2.15	119	5	2.3
1917	31.0	72.0	2.32	178	23	10
1918	28.0	55.0	1.96	206	50	22.3
1919	40.0	80.0	2.00	218	66	20.2
1920	17.0	28.0	1.65	212	142	58
1921	18.0	30.0	1.67	124	61	10.4
1922	25.0	32.0	1.28	131	71	6
1923	30.3	40.0	1.32	142	26	14
1924	23.0	47.0	2.04	143	5	3
1925	20.8	41.0	1.97	156	31	9
1926	14.0	31.0	2.21	146	19	8
1927	20.0	38.0	1.90	141	32	12
1928	19.2	36.4	1.90	149	35	16
1929	17.8	32.4	1.82	148	42	25
1930	10.5	19.8	1.89	125	27	19
1931	5.9	15.2	2.58	87	23	12
1932	6.9	15.4	2.23	65	14	8
1933	10.4	20.2	1.94	70	17	9
1934	13.1	21.0	1.60	90	18	10
1935	11.5	21.8	1.90	109	23	16
1936	12.7	27.2	2.14	114	22	16
1937	8.6	24.5	2.85	122	12	8
1938	8.3	18.5	2.23	97	20	24
1939	9.2	21.9	2.38	95	18	23
1940	9.3	28.2	3.03	100	16	49
1941	15.8	28.3	1.79	123	18	83
1942	18.3	43.3	2.37	158	21	108
1943	18.8	46.4	2.47	192	14	81
1944	20.4	45.9	2.25	196	2	7
1945	22.3	43.7	1.96	206	1	4
1946	33.4	46.5	1.39	234	2
1947	31.8	53.5	1.68	275	0.3
1848	31.1	60.0	1.93	285	1.6
1949	30.0	55.0	1.83	249	1	1.6
1950	41.5	69.1	1.67	256	a	a

* 1913-27 prices as of December 1. 1928-50 prices are September-December averages for middling. These prices received by farmers reflect the average grade and staple of cotton marketed.

† 1913-27 prices as of December 1. 1928-50 prices are September-December averages for No. 2 grade. These prices received by farmers reflect the average staple of cotton marketed.

^aNot available.

Source: Hathorn, *op. cit.*, p. 75.

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